



## Capital Fund Program 5-Year Action Plan

Pawtucket Housing Authority

### OUR MISSION

*The Mission of the Pawtucket Housing Authority is to provide safe, decent, and affordable housing and to establish programs that will educate, enhance, and empower the lives of all the people in the community we serve.*

214 Roosevelt Avenue | Pawtucket, Rhode Island 02860

Prepared for public review and submission

---

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

|                                                              |                                      |                                                                                                                                                |                                              |                                              |                                              |                                              |
|--------------------------------------------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------------------------------------------|----------------------------------------------|----------------------------------------------|
| <b>Part I: Summary</b>                                       |                                      |                                                                                                                                                |                                              |                                              |                                              |                                              |
| <b>PHA Name :</b> Housing Authority of the City of Pawtucket |                                      | <b>Locality (City/County &amp; State)</b>                                                                                                      |                                              |                                              |                                              |                                              |
| <b>PHA Number:</b> RI002                                     |                                      | <input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revised 5-Year Plan (Revision No:            )</b> |                                              |                                              |                                              |                                              |
| <b>A.</b>                                                    | <b>Development Number and Name</b>   | <b>Work Statement for<br/>Year 1    2027</b>                                                                                                   | <b>Work Statement for<br/>Year 2    2028</b> | <b>Work Statement for<br/>Year 3    2029</b> | <b>Work Statement for<br/>Year 4    2030</b> | <b>Work Statement for<br/>Year 5    2031</b> |
|                                                              | GALEGO COURT (RI002000002)           | \$679,848.92                                                                                                                                   | \$1,282,766.50                               | \$418,752.00                                 | \$1,134,230.00                               | \$539,013.00                                 |
|                                                              | F ST GERMAIN MANOR (RI002000005)     | \$240,405.08                                                                                                                                   | \$253,072.00                                 | \$81,969.00                                  | \$416,490.00                                 | \$657,747.00                                 |
|                                                              | JOHN E FOGARTY HOUSING (RI002000004) | \$543,971.56                                                                                                                                   | \$303,290.06                                 | \$184,083.06                                 | \$403,038.56                                 | \$434,563.03                                 |
|                                                              | JOHN F KENNEDY HOUSING (RI002000003) | \$719,237.50                                                                                                                                   | \$328,241.50                                 | \$1,565,270.00                               | \$476,715.15                                 | \$293,444.80                                 |
|                                                              | BURNS MANOR (RI002000006)            | \$397,754.94                                                                                                                                   | \$313,847.94                                 | \$331,143.94                                 | \$150,744.29                                 | \$656,450.17                                 |
|                                                              | AUTHORITY-WIDE                       |                                                                                                                                                | \$100,000.00                                 |                                              |                                              |                                              |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                          |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                          |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | General Description of Major Work Categories                                                             | Quantity | Estimated Cost |
|                                                                | GALEGO COURT (RI002000002)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                          |          | \$679,848.92   |
| ID0001713                                                      | Replace or repair Deteriorated walkways in development(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The walkways throughout the development need to be replaced or repaired                                  |          | \$1,000.00     |
| ID0001714                                                      | A&E fees needed for replacement of roofs and canopies(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | A& E services needed for replacement of building roofs and roof canopies                                 |          | \$5,000.00     |
| ID0001744                                                      | Apartment Renovations - 4(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,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 Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Apartment Renovations as needed including flooring, countertops, cabinets, tubs - 4                      |          | \$1,000.00     |
| ID0001745                                                      | A/E Fees for Apartment Renovations(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | A/E fees associated with apartment Renovations as needed including flooring, countertops, cabinets, tubs |          | \$1,000.00     |
| ID0001746                                                      | Rehab the old security office into usable space - 1(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area)                                                                                                                                                                                                                                            | Rehab the old security office into usable space - flooring, windows, counters, plumbing                  |          | \$1,000.00     |
| ID0001747                                                      | A/E Fees for Rehab the old security office into usable space(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Rehab the old security office into usable space - flooring, windows, counters, plumbing                  |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                        |                                                                                          |          |                |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                        |                                                                                          |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                | General Description of Major Work Categories                                             | Quantity | Estimated Cost |
| ID0001748                                                      | Replace existing roof of community office building - 1(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits) | Replace existing roof of community office building with pitched roof                     |          | \$1,000.00     |
| ID0001749                                                      | A/E Fees for Replace existing roof of community office building (Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                             | Replace existing roof of community office building with pitched roof                     |          | \$1,000.00     |
| ID0001750                                                      | Replace hot water tanks - 20(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)                                                      | Replace hot water tanks - 20                                                             |          | \$1,000.00     |
| ID0001768                                                      | Stove replacement - 161(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)                                                                                                  | The stoves are nearing their useful life and will need to be replaced                    |          | \$1,000.00     |
| ID0001772                                                      | A/E Fees for security cameras - 62(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                           | Camera replacement, install, and upgrades to 52 existing and 10 additional new           |          | \$1,000.00     |
| ID0001773                                                      | Install interior exterior security cameras - 62(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)                                      | Install interior exterior security cameras on the Rhombus system- 52 existing and 10 new |          | \$1,000.00     |
| ID0001778                                                      | Fencing needs to be repaired or replaced(Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing)                                                                           | The development's site fencing is old and needs to be repaired or replaced               |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                      |                                                                          |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                                                      |                                                                          |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                              | General Description of Major Work Categories                             | Quantity | Estimated Cost |
| ID0001811                                                      | Playground installation and upgrade(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)                                                                                                                                                                      | Playground installation and upgrade                                      |          | \$17,000.00    |
| ID0001812                                                      | A/E Fees Playground installation and upgrade(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                               | Architects design fees                                                   |          | \$1,000.00     |
| ID0001813                                                      | GFCI Plugs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                             | Install GFCI plugs where required                                        |          | \$1,000.00     |
| ID0001814                                                      | A/E Fees GFCI Plugs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                        | Architects design fees                                                   |          | \$1,000.00     |
| ID0001815                                                      | Replace common area flooring(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other) | Replace flooring throughout community building, lobby and admin building |          | \$4,791.92     |
| ID0001816                                                      | Mansard roof repairs(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)                                                                                   | Repair and replace roof shingle son mansard roofs                        |          | \$1,000.00     |
| ID0001817                                                      | A/E Fees Mansard roof repairs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                              | Architects design fees                                                   |          | \$10,000.00    |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                           |                                                           |          |                |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                           |                                                           |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                   | General Description of Major Work Categories              | Quantity | Estimated Cost |
| ID0001818                                                      | A/E fees for flat roof repairs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                  | Architects design fees                                    |          | \$1,000.00     |
| ID0001819                                                      | Daycare center roofing(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs)                                                             | Re shingle repair day care center roof                    |          | \$1,000.00     |
| ID0001820                                                      | A/E Fees Daycare center roofing(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                 | Re shingle repair day care center roof                    |          | \$1,000.00     |
| ID0001821                                                      | Replace building gutters(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other)                                            | Replace building gutters and downspouts on unit buildings |          | \$1,000.00     |
| ID0001822                                                      | A/E fees Replace building gutters(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                               | Design fees                                               |          | \$1,000.00     |
| ID0001823                                                      | Replace hot water system admin building(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Other) | Replace and upgrade hot water system admin building       |          | \$53,328.00    |
| ID0001824                                                      | A/E fees Replace hot water system admin building(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                | Design fees                                               |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                |                                                                     |          |                |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                |                                                                     |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                        | General Description of Major Work Categories                        | Quantity | Estimated Cost |
| ID0001827                                                      | Pipe shielding replacement(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                                                                                           | Install new Pipe Shielding due to asbestos and or degraded material |          | \$1,000.00     |
| ID0001828                                                      | A/E fees Roadway and Parking Lot Repair or Replacement(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                               | Architects design fee                                               |          | \$500.00       |
| ID0001829                                                      | A/E Fees Replace crawl space water lines(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                             | Design fees                                                         |          | \$1,000.00     |
| ID0001830                                                      | Replace crawl space water lines(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution) | Replace crawl space water lines                                     |          | \$1,000.00     |
| ID0001831                                                      | A/E Fees Maintenance Garage(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                          | Architects design fees                                              |          | \$1,000.00     |
| ID0001832                                                      | Erect Maintenance Garage(Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Storage Area)                                                                               | Build maintenance garage for storage                                |          | \$1,000.00     |
| ID0001835                                                      | Replace front and back entrance doors on units(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)                                                                                               | Replace front and back entrance doors on units                      |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | General Description of Major Work Categories                                        | Quantity | Estimated Cost |
| ID0001852                                                      | stove replacement (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The 161 stoves are nearing their useful life and will need to be replaced           |          | \$1,000.00     |
| ID0001872                                                      | Renovation of entire apartment (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,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) | At Galego Court apartments need a complete renovation for health and safety reasons |          | \$1,000.00     |
| ID0001892                                                      | audit fee(Contract Administration (1480)-Audit)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | audit fee of the capital fund program                                               |          | \$934.00       |
| ID0001898                                                      | A/E Fees Replace apartment entry doors(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Design fees                                                                         |          | \$1,000.00     |
| ID0001908                                                      | Replace or repair Deteriorated walkways in development(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The walkways throughout the development need to be replaced or repaired             |          | \$1,000.00     |
| ID0001909                                                      | A&E fees needed for replacement and repair of walkways(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | A&E services needed for the replacement and upgrade of the development's walkways   |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                        |                                                                                                                                                                   |          |                |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                        |                                                                                                                                                                   |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                | General Description of Major Work Categories                                                                                                                      | Quantity | Estimated Cost |
| ID0001910                                                      | roof replacement(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)                                     | The roofs in the 15 buildings and the 64 canopy roofs need replacement                                                                                            |          | \$1,000.00     |
| ID0001914                                                      | A&E for exterior brick repointing and waterproofing(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                          | A&E services needed for the repointing and waterproofing of the exterior brickwork 8 buildings                                                                    |          | \$1,000.00     |
| ID0001915                                                      | exterior brickwork repointing, waterproofing and insulation(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing) | The exterior brickwork needs, repointing, waterproofing and insulation upgrade                                                                                    |          | \$1,000.00     |
| ID0001916                                                      | Administration-Galego Court(Administration (1410)-Other,Administration (1410)-Sundry,Administration (1410)-Salaries)                                                                                   | To support administration of the Capital fund Program                                                                                                             |          | \$39,741.00    |
| ID0001919                                                      | Debt service(Bond Debt Obligation (9001))                                                                                                                                                              | financing for the rehabbing 12 units into accessible units, and making the administrative and community room, walkways, and 12 parking spaces handicap accessible |          | \$115,140.00   |
| ID0001922                                                      | Operations Galego Court(Operations (1406))                                                                                                                                                             | to support financial operations of the development                                                                                                                |          | \$397,414.00   |
|                                                                | F ST GERMAIN MANOR (RI002000005)                                                                                                                                                                       |                                                                                                                                                                   |          | \$240,405.08   |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | General Description of Major Work Categories                                   | Quantity | Estimated Cost |
| ID0001739                                                      | A/E Fees unit general upgrades and rehab(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | A/E Fees for unit upgrades to flooring, cabinets, counters, etc                |          | \$1,000.00     |
| ID0001740                                                      | Unit general upgrades and rehab - 10 units(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 Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Unit upgrades to flooring, cabinets, counters, etc                             |          | \$1,000.00     |
| ID0001741                                                      | Convert Solar Storage Tank Room - 1(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Storage Area)                                                                                                                                                                                                                                                                                                                                                                         | Convert Solar Storage Tank Room to Maintenance warehouse and shop              |          | \$101,299.08   |
| ID0001742                                                      | A/E Fees to Convert Solar Storage Tank Room(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Convert Solar Storage Tank Room to Maintenance warehouse and shop              |          | \$1,000.00     |
| ID0001764                                                      | Stove replacement - 112 units(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The stoves are nearing their useful life and will need to be replaced          |          | \$1,000.00     |
| ID0001765                                                      | Refrigerators- St. Germain - 112 units(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The apartment refrigerators are near the end of their useful life              |          | \$1,000.00     |
| ID0001774                                                      | A/E Fees for security cameras - 56(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Camera replacement, install, and upgrades to 44 existing and 12 additional new |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                          |                                                                                                           |          |                |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                          |                                                                                                           |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                  | General Description of Major Work Categories                                                              | Quantity | Estimated Cost |
| ID0001775                                                      | Install interior exterior security cameras - 56(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)                                                                        | Install interior exterior security cameras on the Rhombus system- 44 existing and 12 new                  |          | \$1,000.00     |
| ID0001841                                                      | audit fee(Contract Administration (1480)-Audit)                                                                                                                                                                                          | audit fee of the capital fund program                                                                     |          | \$653.00       |
| ID0001854                                                      | A&E fees needed for upgrade to apt. and common area handicap accessibility accssibility(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                        | A&E services needed for upgrade to apartment and common area handicap accessibility                       |          | \$5,000.00     |
| ID0001855                                                      | Replace unit flooring St. Germain Manor(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)                                         | The flooring in the units has passed their useful life and needs to be replaced 14 units                  |          | \$1,000.00     |
| ID0001856                                                      | replacement of apartment windows(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)                                                                                                                              | The windows in the 112 apartments are at the end of their useful life and need to be replaced.448 windows |          | \$1,000.00     |
| ID0001857                                                      | The 4 building entrance doors need replacing- St. Germain(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Doors)                                                                                              | The 4 entrance doors need to be replaced due to age.                                                      |          | \$1,000.00     |
| ID0001858                                                      | Community room flooring replacement- St. Germain(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other) | The community room flooring needs to be replaced due to age.                                              |          | \$40,000.00    |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                             |                                                       |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                             |                                                       |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                     | General Description of Major Work Categories          | Quantity | Estimated Cost |
| ID0001862                                                      | A/E for Fence Replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                         | Architects design fees                                |          | \$1,000.00     |
| ID0001863                                                      | Replace fencing(Non-Dwelling Site Work (1480)-Fencing)                                                                                      | Remove and replace perimeter fencing                  |          | \$53,328.00    |
| ID0001870                                                      | audit fee(Contract Administration (1480)-Audit)                                                                                             | audit fee of the capital fund program                 |          | \$653.00       |
| ID0001890                                                      | Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                          | To support administration of the Capital fund Program |          | \$27,819.00    |
| ID0001894                                                      | audit fee(Contract Administration (1480)-Audit)                                                                                             | audit fee of the capital fund program                 |          | \$653.00       |
|                                                                | JOHN E FOGARTY HOUSING (RI002000004)                                                                                                        |                                                       |          | \$543,971.56   |
| ID0001752                                                      | A/E Fees for Walk-in Showers and bathroom remodel(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs) | A/E Fees for Walk-in Showers and bathroom remodel     |          | \$1,000.00     |

## Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                           |          |                |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                           |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | General Description of Major Work Categories                                                              | Quantity | Estimated Cost |
| ID0001753                                                      | Install walk-in showers and bathroom remodel(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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Install walk-in showers and bathroom remodel                                                              |          | \$1,000.00     |
| ID0001754                                                      | Replacement of heat detectors per manufacturer - 212(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)                                                                                                                                                                                                                                                                                                   | One for one Replacement of heat detectors per manufacturer per fire code - 212                            |          | \$1,000.00     |
| ID0001767                                                      | Stove replacement - 212(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                            | The stoves are nearing their useful life and will need to be replaced - 212 in total, by floor (15)       |          | \$1,000.00     |
| ID0001770                                                      | A/E Fees for security cameras - 70(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                     | A/E fees associated with camera replacement, install, and upgrades to 70 cameras                          |          | \$1,000.00     |
| ID0001825                                                      | Pipe Shielding Replacement in Closets - 150(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                                                                                                                                                                                                                                                                                                                                                                                            | Install new Pipe Shielding due to asbestos and or degraded material - 150 corridor closets over 15 floors |          | \$50,000.00    |
| ID0001837                                                      | A/E fees Water Intrusion Repairs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                       | Architects design fees                                                                                    |          | \$1,000.00     |
| ID0001840                                                      | audit fee(Contract Administration (1480)-Audit)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | audit fee of the capital fund program                                                                     |          | \$1,494.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                             |                                                                                         |          |                |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                                                                                                                                             |                                                                                         |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                     | General Description of Major Work Categories                                            | Quantity | Estimated Cost |
| ID0001844                                                      | Replacement of exterior doors(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Doors)                                                                                                                                                                                                                                                        | replacement of 7 exterior doors is needed to do age                                     |          | \$1,000.00     |
| ID0001845                                                      | installation of additional GFI's in units(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                     | Additional GFI's are needed in units                                                    |          | \$1,000.00     |
| ID0001846                                                      | Enclosure required for side entrance(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Exterior (1480)-Canopies) | An enclosure is needed for a side entrance to do water and wind damage with a need door |          | \$20,000.00    |
| ID0001864                                                      | Replace sliding glass doors(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                    | Replace automatic sliding doors at entryways and into lobby                             |          | \$50,600.50    |
| ID0001865                                                      | A/E Fees Elevator Drive Replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                               | Replace elevators drive computers                                                       |          | \$1,000.00     |
| ID0001869                                                      | audit fee(Contract Administration (1480)-Audit)                                                                                                                                                                                                                                                                                                             | audit fee of the capital fund program                                                   |          | \$1,494.00     |
| ID0001873                                                      | A&E fees for window replacement at Fogarty(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                        | A & E services needed for window replacement at Fogarty                                 |          | \$5,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                              |                                                                               |          |                |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                                                                                                              |                                                                               |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                      | General Description of Major Work Categories                                  | Quantity | Estimated Cost |
| ID0001874                                                      | A&E fees for leveling of balcony flooring at Fogarty Manor(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                         | A & E services needed for leveling of balcony flooring at Fogarty Manor       |          | \$1,000.00     |
| ID0001877                                                      | Bathroom upgrade at Fogarty Manor(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks) | To Upgrade the bathroom at Fogarty Manor                                      |          | \$53,006.00    |
| ID0001882                                                      | A&E fees for replacement of vertical drain lines(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                   | A& E fees needed for replacement of water line mixing valve at Fogarty Manor  |          | \$1,800.00     |
| ID0001883                                                      | Replace vertical drain lines(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                                                                                                                                                                                       | Replace rotting cast iron vertical drain lines with PVC                       |          | \$1,000.00     |
| ID0001884                                                      | Elevator drive computer replacement(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                              | Replace elevators drive computers                                             |          | \$10,000.00    |
| ID0001886                                                      | A&E fees for installation of combination carbon monoxide/smoke detectors(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                           | A& E fees needed for the installation of combination monoxide/smoke detectors |          | \$1,000.00     |
| ID0001887                                                      | Administration-Fogarty(Administration (1410)-Other,Administration (1410)-Sundry,Administration (1410)-Salaries)                                                                                                                                                                                                              | To support administration of the Capital fund Program                         |          | \$60,387.00    |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                             |          |                |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                             |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | General Description of Major Work Categories                                                | Quantity | Estimated Cost |
| ID0001888                                                      | audit fee(Contract Administration (1480)-Audit)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | audit fee of the capital fund program                                                       |          | \$1,494.00     |
| ID0001899                                                      | Install interior corridor security cameras - 70(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Install interior corridor security cameras on the Rhombus system- 70 cameras for 15 floors. |          | \$1,000.00     |
| ID0001900                                                      | Remodel Community Room at Fogarty Manor(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area) | Remodel Community Room at Fogarty Manor - walls, flooring, ceiling, and dividers.           |          | \$1,000.00     |
| ID0001901                                                      | A/E fees - Remodel Community Room at Fogarty Manor(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Remodel Community Room at Fogarty Manor - walls, flooring, ceiling, and dividers.           |          | \$1,000.00     |
| ID0001905                                                      | Water Intrusion Repairs - corners of brick stairwells - 4 (Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Water Intrusion Repairs - corners of brick stairwells 4 stairwells                          |          | \$150,000.00   |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                 |          |                |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                 |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | General Description of Major Work Categories                                    | Quantity | Estimated Cost |
| ID0001917                                                      | Replacement of wing roofs-Fogarty Manor(Non-Dwelling Exterior (1480)-Roofs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The roofs are nearing the end of their useful life and will need to be replaced |          | \$1,000.00     |
| ID0001920                                                      | Debt service(Bond Debt Obligation (9001))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Financing for installation of a fire suppression- sprinkler system              |          | \$122,696.06   |
|                                                                | JOHN F KENNEDY HOUSING (RI002000003)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                 |          | \$719,237.50   |
| ID0001756                                                      | A/E Fees unit general upgrades and rehab - 10(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                            | A/E Fees for unit upgrades to flooring, cabinets, counters, etc                 |          | \$1,000.00     |
| ID0001757                                                      | Unit general upgrades and rehab -10(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 Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Unit upgrades to 10 units flooring, cabinets, counters, sinks, etc              |          | \$1,000.00     |
| ID0001758                                                      | A/E Fees for security cameras - 106(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Camera replacement, install, and upgrades to 82 existing and 24 additional new  |          | \$1,000.00     |
| ID0001759                                                      | A/E Fees upgrade common area hallways(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                    | A/E Fees for upgrade common area hallways                                       |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                 |          |                |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                 |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                              | General Description of Major Work Categories                                                                    | Quantity | Estimated Cost |
| ID0001760                                                      | Upgrade the common area hallways - 20(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                     | A/E Fees for upgrade common area hallways - flooring, walls, and doors. Floors A-D = 3*4 = 12,E-H = 2*4 = 8, 20 |          | \$1,000.00     |
| ID0001761                                                      | Replacement of heat detectors per manufacturer - 171(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)                                                                                                                                                       | One for one Replacement of heat detectors per manufacturer per fire code = 171                                  |          | \$24,000.00    |
| ID0001766                                                      | Stove replacement - 171(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                                                                                | The stoves are nearing their useful life and will need to be replaced - 171                                     |          | \$1,000.00     |
| ID0001769                                                      | Security cameras - 94(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)                                                                                                                                                                                                                                                                   | Camera replacement, install, and upgrades to 82 existing and 12 additional new                                  |          | \$1,000.00     |
| ID0001771                                                      | Install interior exterior security cameras - 106(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                   | Install interior exterior security cameras on the Rhombus system- 82 existing and 24 new                        |          | \$1,000.00     |
| ID0001779                                                      | Apartment Renovations(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)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers) | Apartment renovations - usually replace flooring, countertops, cabinets, and tubs.                              |          | \$50,000.00    |
| ID0001780                                                      | A/E Fees for Entrance canopies replacements(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                | Architects design fees                                                                                          |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                               |                                                             |          |                |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                               |                                                             |          |                |
| Identifier                                                     | Development Number/Name                                                                                                       | General Description of Major Work Categories                | Quantity | Estimated Cost |
| ID0001781                                                      | A/E fees for railing upgrades(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)       | Architects design fees                                      |          | \$1,000.00     |
| ID0001782                                                      | Replace wall around parking lot(Non-Dwelling Site Work (1480)-Fencing)                                                        | Replace wall around parking lot                             |          | \$1,000.00     |
| ID0001783                                                      | A/E replace wall around parking lot(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs) | Architects design fees                                      |          | \$1,000.00     |
| ID0001784                                                      | Trash chute door replacement(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)                           | Replace cast iron trash chute hatches with lighter material |          | \$1,000.00     |
| ID0001785                                                      | A/E trash chute(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                     | Architects design fees                                      |          | \$1,000.00     |
| ID0001786                                                      | Replace or eliminate pull cords(Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Other)       | Replace or eliminate pull cords and associated strikers     |          | \$1,000.00     |
| ID0001787                                                      | A/E pullcords(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                       | Architects design fees                                      |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                        |                                                 |          |                |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                                                                                                                                        |                                                 |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                | General Description of Major Work Categories    | Quantity | Estimated Cost |
| ID0001788                                                      | Upgrade common handicap areas(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Doors)                                                                                                                                                                                                                                                   | Upgrade handicap areas located in common spaces |          | \$1,000.00     |
| ID0001789                                                      | Bathroom upgrades(Contract Administration (1480)-Relocation,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Upgrade bathrooms                               |          | \$1,000.00     |
| ID0001790                                                      | A/E bathroom upgrades(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                        | Architects design fees                          |          | \$1,000.00     |
| ID0001791                                                      | Build 2 bay garage(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Storage Area)                                                                                                                               | Build a 2 bay garage                            |          | \$1,000.00     |
| ID0001792                                                      | A/E fee Build 2 bay garage(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                   | Architects design fee                           |          | \$1,000.00     |
| ID0001793                                                      | Ground floor drop ceiling(Non-Dwelling Interior (1480)-Community Building)                                                                                                                                                                                                                                                                             | Replace all parts of ground floor drop ceiling  |          | \$1,000.00     |
| ID0001794                                                      | A/E Fees Ground floor drop ceiling(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                           | Architects design fees                          |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                 |                                                           |          |                |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                 |                                                           |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                         | General Description of Major Work Categories              | Quantity | Estimated Cost |
| ID0001795                                                      | Hot water tank replacement(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other)                 | Replace all hot water storage tanks                       |          | \$1,000.00     |
| ID0001796                                                      | A/E fees Hot water tank replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                   | Architcets design fees                                    |          | \$1,000.00     |
| ID0001797                                                      | Boiler and circulator replacement(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System) | Replace all boilers and water circulators                 |          | \$31,574.00    |
| ID0001798                                                      | A/E Fees Boiler and circulator replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                            | Architects design fees                                    |          | \$1,000.00     |
| ID0001799                                                      | Upgrade building ventilation system(Non-Dwelling Construction - Mechanical (1480)-Other)                                                                        | Upgrade building ventilation system and rooftop equipment |          | \$1,000.00     |
| ID0001800                                                      | A/E fees Upgrade building ventilation system(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                          | Architects design fees                                    |          | \$1,000.00     |
| ID0001801                                                      | Parking lot repaving(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)                                   | Grind and repave parking lots                             |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                      |                                              |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                      |                                              |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                              | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0001802                                                      | A/E Fees Parking lot repaving(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                              | Architects design fees                       |          | \$1,000.00     |
| ID0001803                                                      | Window replacement common areas(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows)                                                             | Window replacement common areas              |          | \$1,000.00     |
| ID0001804                                                      | A/E Fees Window replacement common areas(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                   | Architects design fees                       |          | \$1,000.00     |
| ID0001805                                                      | Replace roof access hatch and ladder(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes) | Replace roof access hatch and ladder         |          | \$1,000.00     |
| ID0001806                                                      | A/E Fees Replace roof access hatch and ladder(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                              | Architects design fees                       |          | \$1,000.00     |
| ID0001807                                                      | GFCI Plugs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)                                                                             | Install GFCI plugs where required            |          | \$1,000.00     |
| ID0001808                                                      | A/E Fees GFCI Plugs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                        | Architects design fees                       |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                           |                                                                     |          |                |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                           |                                                                     |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                   | General Description of Major Work Categories                        | Quantity | Estimated Cost |
| ID0001809                                                      | Replace fence(Non-Dwelling Site Work (1480)-Fencing)                                                                                                      | Replace chain link fence along property line                        |          | \$2,000.00     |
| ID0001810                                                      | A/E fees Replace fence(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                          | Architects design fees                                              |          | \$1,000.00     |
| ID0001826                                                      | Pipe shielding replacement(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                      | Install new Pipe Shielding due to asbestos and or degraded material |          | \$1,000.00     |
| ID0001833                                                      | A/E Fees Replace Heat Exchangers(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                | Architects design fees                                              |          | \$1,000.00     |
| ID0001834                                                      | Heat Exchanger Replacements(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other) | Replace heat exchangers                                             |          | \$1,000.00     |
| ID0001836                                                      | A/E Fees Water Intrusion Repairs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                | Architects design fees                                              |          | \$1,000.00     |
| ID0001838                                                      | A/E Interior building and unit signage(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                          | Architect design fees Interior building and unit signage            |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                         |          |                |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                         |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | General Description of Major Work Categories                                                                                                                            | Quantity | Estimated Cost |
| ID0001839                                                      | audit fee(Contract Administration (1480)-Audit)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | audit fee of the capital fund program                                                                                                                                   |          | \$1,027.00     |
| ID0001843                                                      | Upgrade handicap accessible apts. to be in full compliance with ADA & 504 regulatons(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The 11 Handicap accessible apartments need to be upgraded to current ADA and 504 Regulations                                                                            |          | \$50,000.00    |
| ID0001849                                                      | replace trash compactor(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The trash compactor is beyond its useful life and needs replacement                                                                                                     |          | \$5,000.00     |
| ID0001850                                                      | Upgrade vestibule area, flooring and doors(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | the entrance vestibule area needs to be upgraded . New flooring and doors.                                                                                              |          | \$1,000.00     |
| ID0001851                                                      | Replace apartment entrance doors(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s)) | the apartment doors are beyond their useful life and should be replaced including electronic strike, door jam, framing, and fire rating according to NFPA building code |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                    |                                                                                     |          |                |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                    |                                                                                     |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                            | General Description of Major Work Categories                                        | Quantity | Estimated Cost |
| ID0001853                                                      | A&E fees needed for upgrade to Apts. and common area handicap accessibility accssibility(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs) | A&E services needed for upgrade to apartment and common area handicap accessibility |          | \$5,000.00     |
| ID0001867                                                      | Operations(Operations (1406))                                                                                                                                                      | to support financial operations of the development                                  |          | \$124,548.00   |
| ID0001868                                                      | audit fee(Contract Administration (1480)-Audit)                                                                                                                                    | audit fee of the capital fund program                                               |          | \$1,027.00     |
| ID0001875                                                      | A&E fees for leveling of balcony flooring at Kennedy Manor(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                               | A & E services needed for leveling of balcony flooring at Kennedy Manor             |          | \$1,000.00     |
| ID0001889                                                      | Administration-Kennedy(Administration (1410)-Sundry,Administration (1410)-Other,Administration (1410)-Salaries)                                                                    | To support administration of the Capital fund Program                               |          | \$43,716.00    |
| ID0001893                                                      | audit fee(Contract Administration (1480)-Audit)                                                                                                                                    | audit fee of the capital fund program                                               |          | \$1,027.00     |
| ID0001896                                                      | A&E fees for installation of combination carbon monoxide/smoke detectors(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                 | A & E fees needed for the installation of combination monoxide/smoke detectors      |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                     |                                                                          |          |                |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                                     |                                                                          |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                             | General Description of Major Work Categories                             | Quantity | Estimated Cost |
| ID0001897                                                      | Hallway flooring Common areas and cove base(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Finishes)                                                                                                                   | Replace flooring and wall base throughout building common hallways       |          | \$1,000.00     |
| ID0001904                                                      | Water Intrusion Repairs(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows)                                | Water Intrusion Repairs                                                  |          | \$48,842.00    |
| ID0001906                                                      | A/E Fees exterior cement porch upgrades(Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                        | A/E Fees for exterior cement porch upgrades                              |          | \$1,000.00     |
| ID0001907                                                      | Exterior cement porch upgrades - 8(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Other)                                                                                                                          | Exterior cement porch upgrades for floors A to H (8) levels              |          | \$200,000.00   |
| ID0001921                                                      | Debt service(Bond Debt Obligation (9001))                                                                                                                                                                                                           | Financing for the installation of a fire suppression sprinkler system.   |          | \$83,476.50    |
|                                                                | BURNS MANOR (RI002000006)                                                                                                                                                                                                                           |                                                                          |          | \$397,754.94   |
| ID0001762                                                      | Replacement of heat detectors per manufacturer - 92 units(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection) | One for one Replacement of heat detectors per manufacturer per fire code |          | \$1,000.00     |

## Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                   |                                                                                          |          |                |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                   |                                                                                          |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                           | General Description of Major Work Categories                                             | Quantity | Estimated Cost |
| ID0001763                                                      | Stove replacement - 92 units(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)                                                        | The stoves are nearing their useful life and will need to be replaced                    |          | \$1,000.00     |
| ID0001776                                                      | A/E Fees for security cameras - 58(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                      | Camera replacement, install, and upgrades to 48 existing and 10 additional new           |          | \$1,000.00     |
| ID0001777                                                      | Install interior exterior security cameras - 58(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other) | Install interior exterior security cameras on the Rhombus system- 48 existing and 10 new |          | \$23,033.50    |
| ID0001842                                                      | audit fee(Contract Administration (1480)-Audit)                                                                                                                   | audit fee of the capital fund program                                                    |          | \$560.00       |
| ID0001847                                                      | flooring at entrances need replacement(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Other)                                      | the flooring at entrances need to be replaced due to age                                 |          | \$1,000.00     |
| ID0001848                                                      | Replacement of storage shed needed (Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Storage Area)       | the storage shed needs to be replaced due to age                                         |          | \$1,000.00     |
| ID0001859                                                      | A/E Fees for ceiling repairs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                            | Architects design fees                                                                   |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                          |                                                                                                  |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                                                                                                          |                                                                                                  |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                  | General Description of Major Work Categories                                                     | Quantity | Estimated Cost |
| ID0001860                                                      | A/E Fees for vinyl siding replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                          | Architects design fees                                                                           |          | \$2,000.00     |
| ID0001861                                                      | Replace Vinyl siding and gutters and downspouts(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits) | Replace the vinyl siding on all building exteriors and the gutters and downspouts were indicated |          | \$1,000.00     |
| ID0001866                                                      | Kitchen upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)                                                 | Upgrades to kitchen cabinets and countertops, sinks, and plumbing                                |          | \$90,000.00    |
| ID0001871                                                      | audit fee(Contract Administration (1480)-Audit)                                                                                                                                                                                                                                                          | audit fee of the capital fund program                                                            |          | \$560.00       |
| ID0001876                                                      | A&E fees for Kitchen upgrade at Burns Manor(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                    | A&E fees needed for upgrade of Kitchens at Burns Manor                                           |          | \$1,000.00     |
| ID0001878                                                      | Upgrade building entrance card access system(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)                                                                                                                                      | The building card access system needs to be upgraded. the system is past its useful life.        |          | \$150,000.00   |
| ID0001879                                                      | replacement of deteriorated water lines(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                                                                                                                                                        | The water lines are deteriorating and need replacement                                           |          | \$43,234.00    |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                            |                                                                                                    |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 1 2027                                 |                                                                                                                                                                                                                            |                                                                                                    |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                    | General Description of Major Work Categories                                                       | Quantity | Estimated Cost |
| ID0001880                                                      | Replacement of boilers and storage tanks(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)   | The 4boilers and storage 4 tanks are passed their useful life and need to be replaced              |          | \$10,000.00    |
| ID0001881                                                      | A&E services needed for replacement of water lines-Burns Manor(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                   | A&E services needed for replacement of water lines                                                 |          | \$5,000.00     |
| ID0001885                                                      | A/E Fees for Building Card ID Entry Access Upgrades(Non-Dwelling Construction - Mechanical (1480)-Other)                                                                                                                   | Upgrade for Building Card ID Entry Access System                                                   |          | \$1,000.00     |
| ID0001891                                                      | Administration-Burns(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                                                                              | To support administration of the Capital fund Program                                              |          | \$23,845.00    |
| ID0001895                                                      | audit fee(Contract Administration (1480)-Audit)                                                                                                                                                                            | audit fee of the capital fund program                                                              |          | \$560.00       |
| ID0001902                                                      | A/E fees for flat roof repairs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                   | Architects design fees                                                                             |          | \$1,000.00     |
| ID0001903                                                      | Flat roof repair and or replacement / gutters and downspouts(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits) | Repair or replacement of flat roofing and gutters and downspouts on A, B, C, D Building connectors |          | \$1,000.00     |

|                                |          |             |
|--------------------------------|----------|-------------|
| <b>Work Statement for Year</b> | <b>1</b> | <b>2027</b> |
|--------------------------------|----------|-------------|

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                           |          |                |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 2 2028                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                           |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | General Description of Major Work Categories                                              | Quantity | Estimated Cost |
| ID0001990                                                      | Refrigerators- Galego Court(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The apartment refrigerators are near the end of their useful life                         |          | \$1,000.00     |
| ID0002013                                                      | Upgrade Key Box-Galego(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Upgrade existing Key Box                                                                  |          | \$1,000.00     |
| ID0002017                                                      | renovation of entire apartment if needed(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,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) | At Galego Court apartments need a complete renovation for health and safety reasons       |          | \$1,000.00     |
| ID0002019                                                      | relocation costs for Apt. renovations Galego Court(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Relocation costs are required to move residents if needed for major apartment renovations |          | \$1,000.00     |
| ID0002021                                                      | Stair tower repair(Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Repair areas where stair towers are pulling away from building                            |          | \$1,000.00     |
| ID0002022                                                      | A/E fees Stair tower repair(Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Architects design fee                                                                     |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                              |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 2 2028                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                              |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | General Description of Major Work Categories                                                                                                                                                                                                 | Quantity | Estimated Cost |
| ID0002028                                                      | Galego upgrade exterior lighting to energy efficient LED(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other)                                                                                                                                                           | upgrade the exterior lighting to energy efficient LED                                                                                                                                                                                        |          | \$1,000.00     |
| ID0002029                                                      | A/E fees Galego upgrade exterior lighting to energy efficient LED(Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                            | A/E fees to upgrade the exterior lighting to energy efficient LED                                                                                                                                                                            |          | \$1,000.00     |
| ID0002046                                                      | Operations(Operations (1406))                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | to support financial operations of the development                                                                                                                                                                                           |          | \$252,870.00   |
| ID0002258                                                      | Install or replace underground water shut offs and drainage basins(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)                                                                                                                                                                                                                                 | underground shut offs and drainage basins need to be installed, raised, or adjusted for accessibility                                                                                                                                        |          | \$200,000.00   |
| ID0002280                                                      | Apartment Smoking and Air Quality Sensors(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                  | to detect tobacco smoke, e-cigarette vapor, and marijuana combustion while monitoring general indoor pollutants to enforce smoke-free policies and protect tenant health                                                                     |          | \$1,000.00     |
| ID0002285                                                      | Expansion of Wi-Fi Coverage Across Residential Sites(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other) | Expand and enhance wireless network infrastructure across designated residential sites to improve Wi-Fi coverage, connectivity, and reliability. Work may include installing additional wireless access points, upgrading existing equipment |          | \$20,000.00    |
| ID0002297                                                      | Upgrade guard shack and gate arm(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape)                                                                                                                                                                                       | Guard shack and gate arm need to be upgraded                                                                                                                                                                                                 |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                              |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 2 2028                                 |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                              |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                           | General Description of Major Work Categories                                                                                                                                                                 | Quantity | Estimated Cost |
| ID0002300                                                      | Installation of irrigation infrastructure(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage) | Installation of irrigation infrastructure, including piping, valves, controllers, and irrigation heads to improve water efficiency and long-term operational performance.                                    |          | \$100,000.00   |
| ID0002301                                                      | Installation of water deduction meters(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)                                            | Install water deduct meters to accurately measure non-sewered water consumption for irrigation and other approved uses, improving utility cost allocation, billing accuracy, and long-term water management. |          | \$100,000.00   |
|                                                                | JOHN F KENNEDY HOUSING (RI002000003)                                                                                                                                                                                                                                                              |                                                                                                                                                                                                              |          | \$328,241.50   |
| ID0001929                                                      | Operations(Operations (1406))                                                                                                                                                                                                                                                                     | to support financial operations of the development                                                                                                                                                           |          | \$124,548.00   |
| ID0001960                                                      | dumpsters for trash compactor(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)                                                                                                                                                  | The 3 dumpsters for the trash compactors need replacement need to be replaced. estimated cost per each \$3,333.33                                                                                            |          | \$10,000.00    |
| ID0001973                                                      | Kennedy Camera System Upgrade(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)                                                                                                                                                        | upgrade security cameras and systems                                                                                                                                                                         |          | \$1,000.00     |
| ID0001974                                                      | A/E Fees for Kennedy Camera System Upgrade(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                              | upgrade security cameras and systems                                                                                                                                                                         |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                        |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 2 2028                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                        |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | General Description of Major Work Categories                           | Quantity | Estimated Cost |
| ID0001991                                                      | Refrigerators- Kennedy Manor(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances)                                                                                                                                                                                                                                                                                                                                                                                   | The apartment refrigerators are near the end of their useful life      |          | \$1,000.00     |
| ID0001993                                                      | Debt service(Bond Debt Obligation (9001))                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Financing for the installation of a fire suppression sprinkler system. |          | \$83,476.50    |
| ID0001996                                                      | Administration-Kennedy(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                                                                                                                                                                                                                                                                                                                                              | To support administration of the Capital fund Program                  |          | \$50,944.00    |
| ID0002000                                                      | Audit fee(Contract Administration (1480)-Audit)                                                                                                                                                                                                                                                                                                                                                                                                                                              | Audit fee of the capital fund program                                  |          | \$1,027.00     |
| ID0002008                                                      | Replace Apartments entry doors-Kennedy(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                     | Replace Apartments entry doors                                         |          | \$1,000.00     |
| ID0002009                                                      | A/E Fees-Replace Apartment Entry Doors(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                             | A/E Fees-Replace Apartment Entry Doors                                 |          | \$1,000.00     |
| ID0002010                                                      | Kennedy Manor Playground(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities) | Make a safe recreational play area                                     |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                              |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 2 2028                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                              |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | General Description of Major Work Categories                                                                                                                                                                                                 | Quantity | Estimated Cost |
| ID0002011                                                      | A/E Fees Kennedy Manor Playground(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                       | A/E Fees to make a safe recreational play area                                                                                                                                                                                               |          | \$1,000.00     |
| ID0002014                                                      | Upgrade Key Box-Kennedy(Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop)                                                                                                                                                                                                                                                                                                                                                               | Upgrade existing Key Box                                                                                                                                                                                                                     |          | \$2,246.00     |
| ID0002032                                                      | Kennedy upgrade exterior lighting to energy efficient LED(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other)                                                                                                                                                          | upgrade the exterior lighting to energy efficient LED                                                                                                                                                                                        |          | \$1,000.00     |
| ID0002033                                                      | A/E fees Kennedy upgrade exterior lighting to energy efficient LED(Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                           | A/E fees to upgrade the exterior lighting to energy efficient LED                                                                                                                                                                            |          | \$1,000.00     |
| ID0002266                                                      | A/E Expand community room at Kennedy Manor to support assisted living services(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                          | Expand community room at Kennedy Manor to support assisted living services                                                                                                                                                                   |          | \$25,000.00    |
| ID0002281                                                      | Apartment Smoking and Air Quality Sensors(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)                                                                                                                                                                                                                                                                                                                                  | to detect tobacco smoke, e-cigarette vapor, and marijuana combustion while monitoring general indoor pollutants to enforce smoke-free policies and protect tenant health                                                                     |          | \$1,000.00     |
| ID0002286                                                      | Expansion of Wi-Fi Coverage Across Residential Sites(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other) | Expand and enhance wireless network infrastructure across designated residential sites to improve Wi-Fi coverage, connectivity, and reliability. Work may include installing additional wireless access points, upgrading existing equipment |          | \$20,000.00    |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                |                                                                            |          |                |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 2 2028                                 |                                                                                                                                                                                                                                                                                |                                                                            |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                        | General Description of Major Work Categories                               | Quantity | Estimated Cost |
| ID0002299                                                      | Plant arbovitae to enhance the structure of the property(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Landscape)                                                              | Plant arborvitae to provide security and aesthetic to the property         |          | \$1,000.00     |
|                                                                | BURNS MANOR (RI002000006)                                                                                                                                                                                                                                                      |                                                                            |          | \$313,847.94   |
| ID0001961                                                      | Ceiling repairs(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area) | Repair and repaint common area ceilings                                    |          | \$50,000.00    |
| ID0001979                                                      | A/E Fees to upgrade exterior building signage(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                        | Upgrade to all building signage                                            |          | \$10,000.00    |
| ID0001981                                                      | Burns Upgrade Building Signage(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Other)                                                                                                                                       | Upgrade to all interior building signage to include fire evacuation routes |          | \$20,000.00    |
| ID0001986                                                      | Replacement of deteriorated water lines(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                                                                                                                              | The water lines are deteriorating and need replacement                     |          | \$127,000.00   |
| ID0001987                                                      | A&E services needed for replacement of water lines-Burns Manor(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                       | A&E services needed for replacement of water lines                         |          | \$15,000.00    |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                        |                                                                               |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 2 2028                                 |                                                                                                                                                                                                                                                                                                                                        |                                                                               |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                | General Description of Major Work Categories                                  | Quantity | Estimated Cost |
| ID0001995                                                      | Debt service(Bond Debt Obligation (9001))                                                                                                                                                                                                                                                                                              | Financing for the installation of a fire suppression sprinkler system.        |          | \$38,499.94    |
| ID0001999                                                      | Administration-Burns (Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                                                                                                                                                                                         | To support administration of the Capital fund Program                         |          | \$27,788.00    |
| ID0002003                                                      | Audit fee(Contract Administration (1480)-Audit)                                                                                                                                                                                                                                                                                        | Audit fee of the capital fund program                                         |          | \$560.00       |
| ID0002015                                                      | Upgrade Key Box-Burns(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop)                                                                                                                                                                                                      | Upgrade existing Key Box                                                      |          | \$1,000.00     |
| ID0002025                                                      | A&E fees for installation of combination carbon monoxide/smoke detectors(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                     | A& E fees needed for the installation of combination monoxide/smoke detectors |          | \$1,000.00     |
| ID0002026                                                      | Burns upgrade exterior lighting to energy efficient LED(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other) | upgrade the exterior lighting to energy efficient LED                         |          | \$1,000.00     |
| ID0002027                                                      | A/E fees Burns upgrade exterior lighting to energy efficient LED(Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                  | A/E fees to upgrade the exterior lighting to energy efficient LED             |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                              |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 2 2028                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                              |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | General Description of Major Work Categories                                                                                                                                                                                                 | Quantity | Estimated Cost |
| ID0002284                                                      | Apartment Smoking and Air Quality Sensors(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                  | to detect tobacco smoke, e-cigarette vapor, and marijuana combustion while monitoring general indoor pollutants to enforce smoke-free policies and protect tenant health                                                                     |          | \$1,000.00     |
| ID0002289                                                      | Expansion of Wi-Fi Coverage Across Residential Sites(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other) | Expand and enhance wireless network infrastructure across designated residential sites to improve Wi-Fi coverage, connectivity, and reliability. Work may include installing additional wireless access points, upgrading existing equipment |          | \$20,000.00    |
|                                                                | JOHN E FOGARTY HOUSING (RI002000004)                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                              |          | \$303,290.06   |
| ID0001971                                                      | Fogarty upgrade exterior lighting to energy efficient LED(Non-Dwelling Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Lighting)                                                                                                                                                          | upgrade the exterior lighting to energy efficient LED                                                                                                                                                                                        |          | \$1,000.00     |
| ID0001972                                                      | A/E fees Fogarty upgrade exterior lighting to energy efficient LED(Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                           | A/E fees to upgrade the exterior lighting to energy efficient LED                                                                                                                                                                            |          | \$1,000.00     |
| ID0001975                                                      | A/E Fees Upgrade Elevator Systems(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                       | Upgrade to Elevator Systems                                                                                                                                                                                                                  |          | \$1,000.00     |
| ID0001982                                                      | A&E fees for leveling of balcony flooring at Fogarty Manor(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                              | A & E services needed for leveling of balcony flooring at Fogarty Manor                                                                                                                                                                      |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                               |                                                                    |          |                |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 2 2028                                 |                                                                                                                                                                                                                                                                                                                               |                                                                    |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                       | General Description of Major Work Categories                       | Quantity | Estimated Cost |
| ID0001983                                                      | Fogarty leveling of balcony flooring(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Balconies and Railings)                                                                                                                                                  | Services needed for leveling of balcony flooring at Fogarty Manor  |          | \$1,000.00     |
| ID0001984                                                      | Bathrooms upgrade at Fogarty Manor(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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | To Upgrade the bathrooms at Fogarty Manor                          |          | \$55,000.00    |
| ID0001985                                                      | A/E Fees to Upgrade the bathrooms at Fogarty Manor (Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                 | To Upgrade the bathrooms at Fogarty Manor                          |          | \$1,000.00     |
| ID0001992                                                      | Refrigerators- FogartyManor(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                     | The apartment refrigerators are near the end of their useful life  |          | \$1,000.00     |
| ID0001994                                                      | Debt service(Bond Debt Obligation (9001))                                                                                                                                                                                                                                                                                     | Financing for installation of a fire suppression- sprinkler system |          | \$122,696.06   |
| ID0001997                                                      | Administration-Fogarty (Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                                                                                                                                                                              | To support administration of the Capital fund Program              |          | \$74,100.00    |
| ID0002001                                                      | Audit fee(Contract Administration (1480)-Audit)                                                                                                                                                                                                                                                                               | Audit fee of the capital fund program                              |          | \$1,494.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                              |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 2 2028                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                              |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | General Description of Major Work Categories                                                                                                                                                                                                 | Quantity | Estimated Cost |
| ID0002006                                                      | Fogarty-Upgrade to all building signage(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                     | Upgrade to all building signage to include fire evacuation routes                                                                                                                                                                            |          | \$15,000.00    |
| ID0002007                                                      | A/E Fees Upgrade to all building signage Fogarty(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                        | A/E Fees Upgrade to all building signage                                                                                                                                                                                                     |          | \$5,000.00     |
| ID0002012                                                      | Upgrade Key Box-Fogarty(Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop)                                                                                                                                                                                                                                                                                                                                                               | Upgrade existing Key Box                                                                                                                                                                                                                     |          | \$1,000.00     |
| ID0002282                                                      | Apartment Smoking and Air Quality Sensors(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                  | to detect tobacco smoke, e-cigarette vapor, and marijuana combustion while monitoring general indoor pollutants to enforce smoke-free policies and protect tenant health                                                                     |          | \$1,000.00     |
| ID0002287                                                      | Expansion of Wi-Fi Coverage Across Residential Sites(Non-Dwelling Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Electrical) | Expand and enhance wireless network infrastructure across designated residential sites to improve Wi-Fi coverage, connectivity, and reliability. Work may include installing additional wireless access points, upgrading existing equipment |          | \$20,000.00    |
| ID0002296                                                      | Master Key Upgrades(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)                                                                                                                                                                                                                                                                                                                                                | Master keys for the building need to be upgraded                                                                                                                                                                                             |          | \$1,000.00     |
|                                                                | F ST GERMAIN MANOR (RI002000005)                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                              |          | \$253,072.00   |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                               |                                                                                |          |                |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 2 2028                                 |                                                                                                                                                                               |                                                                                |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                       | General Description of Major Work Categories                                   | Quantity | Estimated Cost |
| ID0001978                                                      | St. Germain Upgrade Building Signage(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)                                | Upgrade to all building signage to include fire evacuation routes              |          | \$20,000.00    |
| ID0001980                                                      | A/E Fees - St Germain to upgrade exterior building signage(Contract Administration (1480)-Other Fees and Costs)                                                               | Upgrade to all exterior building signage and fire evacuation routes            |          | \$5,000.00     |
| ID0001989                                                      | A&E services needed for the replacement of sidewalks and walkways-St. Germain Manor(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs) | A&E services required for the replacement and repair of sidewalks and walkways |          | \$1,000.00     |
| ID0001998                                                      | Administration-St Germain (Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)                                                           | To support administration of the Capital fund Program                          |          | \$32,419.00    |
| ID0002002                                                      | Audit fee(Contract Administration (1480)-Audit)                                                                                                                               | Audit fee of the capital fund program                                          |          | \$653.00       |
| ID0002004                                                      | Replace apartment windows(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Other)                                      | Replace window with energy efficient aluminum low-E glass windows              |          | \$150,000.00   |
| ID0002005                                                      | A/E Fees - Window Replacement St Germain(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                            | A/E Fees - Window Replacement St Germain                                       |          | \$15,000.00    |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                             |                                                                                |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 2 2028                                 |                                                                                                                                                                                                                                                                                                                                             |                                                                                |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                     | General Description of Major Work Categories                                   | Quantity | Estimated Cost |
| ID0002016                                                      | Upgrade Key Box-St. Germain(Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                     | Upgrade existing Key Box                                                       |          | \$1,000.00     |
| ID0002018                                                      | A&E services needed for the replacement of sidewalks and walkways-St. Germain Manor(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                               | A&E services required for the replacement and repair of sidewalks and walkways |          | \$1,000.00     |
| ID0002020                                                      | Apartment Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)             | Renovate apartments as need - usually, floors, tubs, countertops and cabinets  |          | \$1,000.00     |
| ID0002023                                                      | A/E Fees for Building Access Card ID Upgrade(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                      | Achitect's design fees                                                         |          | \$1,000.00     |
| ID0002024                                                      | Building Access Card ID Upgrade(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other)                                                                                                                                                                                                                                      | Building Access Card ID Upgrade                                                |          | \$1,000.00     |
| ID0002030                                                      | St Germain upgrade exterior lighting to energy efficient LED(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other) | upgrade the exterior lighting to energy efficient LED                          |          | \$1,000.00     |
| ID0002031                                                      | A/E fees St Germain upgrade exterior lighting to energy efficient LED(Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                  | A/E fees to upgrade the exterior lighting to energy efficient LED              |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                  |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 2 2028                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                  |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | General Description of Major Work Categories                                                                                                                                                                                                                                     | Quantity | Estimated Cost |
| ID0002283                                                      | Apartment Smoking and Air Quality Sensors(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                  | to detect tobacco smoke, e-cigarette vapor, and marijuana combustion while monitoring general indoor pollutants to enforce smoke-free policies and protect tenant health                                                                                                         |          | \$1,000.00     |
| ID0002288                                                      | Expansion of Wi-Fi Coverage Across Residential Sites(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other) | Expand and enhance wireless network infrastructure across designated residential sites to improve Wi-Fi coverage, connectivity, and reliability. Work may include installing additional wireless access points, upgrading existing equipment                                     |          | \$20,000.00    |
| ID0002295                                                      | Replace Apartments entry doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                  | Replace Apartments entry doors                                                                                                                                                                                                                                                   |          | \$1,000.00     |
|                                                                | AUTHORITY-WIDE (NAWASD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                  |          | \$100,000.00   |
| ID0002256                                                      | PH Tenant File Digitization and Cloud Migration(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)                                                                                                                                                                                                                                                                     | Tenant files need to be scanned and saved digitally and uploaded into the PHA housing management software                                                                                                                                                                        |          | \$50,000.00    |
| ID0002257                                                      | PHA-Wide Virtual Property Orientation and Unit Layout Standardization Video(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)                                                                                                                                                                                                                                         | Development of property and program orientations videos detailing building layouts, physical amenities, rules compliance, resident programs and preventative unit maintenance education for tenants to streamline the intake process and reduce wear and tear on physical assets |          | \$50,000.00    |
|                                                                | Subtotal of Estimated Cost                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                  |          | \$2,581,218.00 |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                           |                                                                                                                                                                   |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 3 2029                                 |                                                                                                                                                                           |                                                                                                                                                                   |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                   | General Description of Major Work Categories                                                                                                                      | Quantity | Estimated Cost |
|                                                                | JOHN E FOGARTY HOUSING (RI002000004)                                                                                                                                      |                                                                                                                                                                   |          | \$184,083.06   |
| ID0002034                                                      | debt service -(Bond Debt Obligation (9001))                                                                                                                               | financing for installation of a fire suppression- sprinkler system                                                                                                |          | \$122,696.06   |
| ID0002041                                                      | laundry room flooring replacement(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Other) | The laundry flooring needs replacement-                                                                                                                           |          | \$1,000.00     |
| ID0002049                                                      | Administration-Fogarty(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                           | To support administration of the Capital fund Program                                                                                                             |          | \$60,387.00    |
|                                                                | GALEGO COURT (RI002000002)                                                                                                                                                |                                                                                                                                                                   |          | \$418,752.00   |
| ID0002035                                                      | debt service(Bond Debt Obligation (9001))                                                                                                                                 | financing for the rehabbing 12 units into accessible units, and making the administrative and community room, walkways, and 12 parking spaces handicap accessible |          | \$115,140.00   |
| ID0002047                                                      | Administration-Galego Court(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                      | To support administration of the Capital fund Program                                                                                                             |          | \$37,742.00    |

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                   |          |                |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 3 2029                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                   |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | General Description of Major Work Categories                                                      | Quantity | Estimated Cost |
| ID0002073                                                      | A&E fees needed for replacement of apartment windows(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | A& E services needed for replacement of apartment windows, which have gone past their useful life |          | \$1,000.00     |
| ID0002082                                                      | storm door replacement-Galego Court(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Many storm doors need replacement for ventilation m health and safety 161 apts                    |          | \$1,000.00     |
| ID0002084                                                      | Replace apartment entry doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Replace steel entrance doors to units                                                             |          | \$1,000.00     |
| ID0002088                                                      | A/E Fees for Replace hot water tanks(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Replace hot water tanks                                                                           |          | \$1,000.00     |
| ID0002090                                                      | Remodel community room at Galego Court(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area) | Remodel Community Room at Galego Court - walls, flooring, ceiling, kitchen, and bathrooms.        |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                   |                                                                        |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 3 2029                                 |                                                                                                                                                   |                                                                        |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                           | General Description of Major Work Categories                           | Quantity | Estimated Cost |
| ID0002104                                                      | Operations(Operations (1406))                                                                                                                     | To support financial operations of the development                     |          | \$252,870.00   |
|                                                                | BURNS MANOR (RI002000006)                                                                                                                         |                                                                        |          | \$331,143.94   |
| ID0002036                                                      | Debt service(Bond Debt Obligation (9001))                                                                                                         | Financing for the installation of a fire suppression sprinkler system. |          | \$38,499.94    |
| ID0002051                                                      | Administration-Burns(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                     | To support administration of the Capital fund Program                  |          | \$22,644.00    |
| ID0002085                                                      | A/E Fees for Hallway Connector Flooring Replacement - 4(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs) | Architects design fees                                                 |          | \$20,000.00    |
| ID0002086                                                      | Hallway Connector Flooring Replacement - 4(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Other)                  | Replace existing flooring in the building 4 connector hallways         |          | \$250,000.00   |
|                                                                | JOHN F KENNEDY HOUSING (RI002000003)                                                                                                              |                                                                        |          | \$1,565,270.00 |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                        |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 3 2029                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                        |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | General Description of Major Work Categories                           | Quantity | Estimated Cost |
| ID0002037                                                      | Debt service(Bond Debt Obligation (9001))                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Financing for the installation of a fire suppression sprinkler system. |          | \$83,476.50    |
| ID0002038                                                      | A/E Fees Upgrade Elevator Systems(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                 | Upgrade to Elevator Systems                                            |          | \$1,000.00     |
| ID0002044                                                      | Window replacement Kennedy(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)                                                                                                                                                                                                                                                                                                                                                                                       | Replace 50 windows at Kennedy Manor                                    |          | \$1,000.00     |
| ID0002048                                                      | Administration-Kennedy(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                                                                                                                                                                                                                                                                                                                                             | To support administration of the Capital fund Program                  |          | \$41,516.00    |
| ID0002052                                                      | A/E Fees elevator drive replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                               | Replace elevators drive computers                                      |          | \$1,000.00     |
| ID0002065                                                      | Upgrade Security Camera Systems(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other) | Upgrade security cameras and system                                    |          | \$33,745.50    |
| ID0002066                                                      | A/E Fees for Security Upgrades(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                    | Upgrade security cameras and system access                             |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                         |          |                |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 3 2029                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                         |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | General Description of Major Work Categories                                            | Quantity | Estimated Cost |
| ID0002067                                                      | A/E fees Paint Hallways and Stairwells (Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Architects design fees for Paint hallway and stairwells                                 |          | \$15,227.00    |
| ID0002068                                                      | Elevator drive computer replacement(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Replace elevators drive computers                                                       |          | \$8,757.00     |
| ID0002071                                                      | A&E fees for hallway and community room renovation(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | A&E services needed for the replacement of the hallway and community room flooring.     |          | \$1,000.00     |
| ID0002072                                                      | Remodel community room at Kennedy Manor(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area) | Remodel Community Room at Kennedy Manor - walls, flooring, ceiling, kitchen.            |          | \$1,000.00     |
| ID0002074                                                      | Install new interior building and unit signage(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Install new interior building and unit signage (directional, floor designation, unit #) |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                       |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 3 2029                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                       |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | General Description of Major Work Categories                                                          | Quantity | Estimated Cost |
| ID0002075                                                      | Balconies need leveling and relocation of drain if needed(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The 8 balcony floors become flooded during wind driven rain storm flooding balcony and nearby walkway |          | \$200,000.00   |
| ID0002080                                                      | A&E fees for window replacement-Kennedy(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | A&E services needed for window replacement at Kennedy                                                 |          | \$20,000.00    |
| ID0002083                                                      | Apartment Renovations(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)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)                                                                                                                                                                                                                                                                       | Renovate apartments as needed including flooring, countertops, cabinets, tubs                         |          | \$30,000.00    |
| ID0002087                                                      | Repaint Common Hallways and stairwells(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Repaint common hallways and stairwells                                                                |          | \$1,000.00     |
| ID0002111                                                      | Operations(Operations (1406))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | To support financial operations of the development                                                    |          | \$124,548.00   |
| ID0002263                                                      | Installation of a Commercial Kitchen to Support Assisted Living Services(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area) | Installation of a commercial kitchen to support Assisted Living Services in the community room        |          | \$500,000.00   |
| ID0002264                                                      | A&E for installation of a Commercial Kitchen to Support Assisted Living Services(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Installation of a commercial kitchen to support Assisted Living Services in the community room        |          | \$500,000.00   |

## Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                             |                                                                       |          |                |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 3 2029                                 |                                                                                                                                                                                                                                                             |                                                                       |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                     | General Description of Major Work Categories                          | Quantity | Estimated Cost |
|                                                                | F ST GERMAIN MANOR (RI002000005)                                                                                                                                                                                                                            |                                                                       |          | \$81,969.00    |
| ID0002039                                                      | Kitchen upgrade(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)     | Upgrades to kitchen cabinets and countertops, sinks, and plumbing     |          | \$1,000.00     |
| ID0002040                                                      | Bathroom upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | to upgrade bathrooms in 13 apartments                                 |          | \$1,000.00     |
| ID0002043                                                      | A&E fees for vinyl siding replacment-St. Germain(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                  | A&E services needed for vinyl siding replacement at St. Germain Manor |          | \$1,000.00     |
| ID0002050                                                      | Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                                                                                                          | To support administration of the Capital fund Program                 |          | \$26,419.00    |
| ID0002053                                                      | A&E fees needed for Kitchen upgrade at St. Germain(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                | A&E services needed for kitchen upgrade at St. Germain                |          | \$1,000.00     |
| ID0002057                                                      | Security cameras (Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)                                                    | Security cameras need to be upgraded                                  |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                             |                                                                                                                         |          |                |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 3 2029                                 |                                                                                                                                                                                                                                                                                                             |                                                                                                                         |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                     | General Description of Major Work Categories                                                                            | Quantity | Estimated Cost |
| ID0002064                                                      | Replacement of the Laundry rooms mini split heat/a/c system and condensers- stGermain(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)                                                   | The St. Germain Manor -laundry rooms mini split heat/a/c system nearing end of useful life and will need to be replaced |          | \$20,000.00    |
| ID0002069                                                      | A&E fees for installation of combination carbon monoxide/smoke detectors(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                          | A& E fees needed for the installation of combination monoxide/smoke detectors                                           |          | \$1,000.00     |
| ID0002089                                                      | Replacement of heat detectors per manufacturer per fire code (Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Dwelling Unit-Interior (1480)-Electrical) | Replacement of heat detectors per manufacturer per fire code in residential units, and other areas as needed.           |          | \$29,550.00    |
|                                                                | Subtotal of Estimated Cost                                                                                                                                                                                                                                                                                  |                                                                                                                         |          | \$2,581,218.00 |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                     |                                                                                     |          |                |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                                                                                     |                                                                                     |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                             | General Description of Major Work Categories                                        | Quantity | Estimated Cost |
|                                                                | JOHN E FOGARTY HOUSING (RI002000004)                                                                                                                                                                                                                |                                                                                     |          | \$403,038.56   |
| ID0002091                                                      | Window replacement Fogarty Manor (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)                                                                                                                                        | Replace all windows, 15 floors                                                      |          | \$1,000.00     |
| ID0002092                                                      | A&E fees for window replacement at Fogarty(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                | A & E services needed for window replacement at Fogarty                             |          | \$1,000.00     |
| ID0002095                                                      | Asbestos abatement needed in mechanical buildings(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                 | Abatement of asbestos is needed in mechanical rooms in the building                 |          | \$1,000.00     |
| ID0002096                                                      | A & E fees needed for asbestos abatement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                  | A&E services for asbestos abatement at the development                              |          | \$1,000.00     |
| ID0002097                                                      | replace trash compactor(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area) | The trash compactor is beyond its useful life and needs replacement                 |          | \$1,000.00     |
| ID0002098                                                      | A&E fees needed for upgrade to apt. and common area handicap accessibility accssibility(Contract Administration (1480)-Other Fees and Costs)                                                                                                        | A&E services needed for upgrade to apartment and common area handicap accessibility |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                     |                                                                    |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                     |                                                                    |          |                |
| Identifier                                                     | Development Number/Name                                                                                             | General Description of Major Work Categories                       | Quantity | Estimated Cost |
| ID0002108                                                      | Debt service(Bond Debt Obligation (9001))                                                                           | Financing for installation of a fire suppression- sprinkler system |          | \$122,696.06   |
| ID0002109                                                      | Administration-Fogarty(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)     | To support administration of the Capital fund Program              |          | \$60,387.00    |
| ID0002110                                                      | Audit fee(Contract Administration (1480)-Audit)                                                                     | Audit fee of the capital fund program                              |          | \$1,494.00     |
| ID0002156                                                      | Replace Laundry Room Doors(Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other)           | Replace laundry room doors to include high kickplates and hardware |          | \$3,461.50     |
| ID0002157                                                      | Replace community room flooring(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other) | Renovate community room flooring                                   |          | \$25,000.00    |
| ID0002158                                                      | Community room accordian doors(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other)  | Remove or replace room dividers in community room                  |          | \$50,000.00    |
| ID0002159                                                      | Community room drop ceiling(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other)     | Replace all parts of community room drop ceiling                   |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                               |                                                                 |          |                |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                               |                                                                 |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                       | General Description of Major Work Categories                    | Quantity | Estimated Cost |
| ID0002160                                                      | Paint community room(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other)                                      | Remove and or relace community room wallpaper and repaint       |          | \$1,000.00     |
| ID0002161                                                      | Replace hot water tank closet doors(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)                                    | Replace hot water tank closet doors and or refinish             |          | \$1,000.00     |
| ID0002162                                                      | Replace awnings(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Other)                                                     | Replace cloth awnings located at entrances                      |          | \$1,000.00     |
| ID0002163                                                      | Enclose Exchange Street entrance(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other) | Enclose Exchange Street entrance with awning or vestibule       |          | \$1,000.00     |
| ID0002164                                                      | Enclose recycling area(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)                                                                 | Install wall or fencing to establish an enclosed recycling area |          | \$1,000.00     |
| ID0002165                                                      | Install or replace A/C sleeves(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)                                     | Install or replace A/C sleeves in windows                       |          | \$1,000.00     |
| ID0002166                                                      | Trash chute door replacement(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)                                           | Replace cast iron trash chute hatches with lighter material     |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                     |                                                          |          |                |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                     |                                                          |          |                |
| Identifier                                                     | Development Number/Name                                                                                                             | General Description of Major Work Categories             | Quantity | Estimated Cost |
| ID0002167                                                      | Trash room door replacement(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)                                  | Replace trash room doors                                 |          | \$1,000.00     |
| ID0002168                                                      | A/E vertical drain lines(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                  | Architects design fees                                   |          | \$1,000.00     |
| ID0002169                                                      | A/E enclosing entrance at Exchange Street(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs) | Architects design fees                                   |          | \$1,000.00     |
| ID0002170                                                      | A/E A/C sleeves(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                           | Architects design fees                                   |          | \$1,000.00     |
| ID0002171                                                      | A/E trash chute(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                           | Architects design fees                                   |          | \$1,000.00     |
| ID0002172                                                      | A/E for GFI Plugs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                         | Architects design fees                                   |          | \$1,000.00     |
| ID0002179                                                      | Fogarty A&E fees for Kitchen and Bathroom upgrades(Contract Administration (1480)-Other Fees and Costs)                             | A&E fees needed for upgrading the kitchens and bathrooms |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                             |          |                |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                             |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                        | General Description of Major Work Categories                                                | Quantity | Estimated Cost |
| ID0002183                                                      | Exterior wall repair for water intrusion-Fogarty Manor(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing)                                                                                                                                                                                                                                          | the exterior wall of the buildings need repair as needed for repair and for water intrusion |          | \$100,000.00   |
| ID0002187                                                      | A/E for Replacement of Roofs-Fogarty Manor (Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                          | The roofs are nearing the end of their useful life and will need to be replaced             |          | \$12,000.00    |
| ID0002191                                                      | Replace fencing(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape)                                                                                                                                                                                                                                                 | Fencing needs to be replaced due to wear and tear, damage, or to stay in code               |          | \$1,000.00     |
| ID0002192                                                      | A/E for Fence Replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                            | Architects design fees                                                                      |          | \$1,000.00     |
| ID0002197                                                      | Fogarty Kitchen and bathroom upgrades (Dwelling Unit-Interior (1480)-Appliances,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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing) | Upgrades to kitchen cabinets and countertops, sinks, and plumbing                           |          | \$1,000.00     |
| ID0002201                                                      | Upgrade security access system to stairs at Fogarty(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)                                                                                                                                                                                                                  | install badge readers in all stairwells at Fogarty                                          |          | \$1,000.00     |
| ID0002202                                                      | A/E Fees Upgrade security access system to stairs at Fogarty(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                                                                                                                         | A/E fees to install badge readers in all stairwells at Fogarty                              |          | \$1,000.00     |

## Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                     |                                                                        |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                                                                                                                                                                                                     |                                                                        |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                             | General Description of Major Work Categories                           | Quantity | Estimated Cost |
| ID0002207                                                      | Window unit heating and cooling(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other) | to install window-based units to provide heating and cooling           |          | \$1,000.00     |
| ID0002210                                                      | A/E Window unit heating and cooling(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                                                                                       | to install window-based units to provide heating and cooling           |          | \$1,000.00     |
|                                                                | JOHN F KENNEDY HOUSING (RI002000003)                                                                                                                                                                                                                                                                                                                                |                                                                        |          | \$476,715.15   |
| ID0002093                                                      | A&E fees for Kitchen upgrade at Kennedy Manor(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                             | A&E fees needed for and bathrooms at Kennedy Manor                     |          | \$1,000.00     |
| ID0002112                                                      | Debt service(Bond Debt Obligation (9001))                                                                                                                                                                                                                                                                                                                           | Financing for the installation of a fire suppression sprinkler system. |          | \$83,476.50    |
| ID0002113                                                      | Administration-Kennedy(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                                                                                                                                                                                                                     | To support administration of the Capital fund Program                  |          | \$41,516.00    |
| ID0002114                                                      | Audit fee(Contract Administration (1480)-Audit)                                                                                                                                                                                                                                                                                                                     | Audit fee of the capital fund program                                  |          | \$1,027.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                    |                                                                                   |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                    |                                                                                   |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                            | General Description of Major Work Categories                                      | Quantity | Estimated Cost |
| ID0002173                                                      | Perimeter retaining wall(Non-Dwelling Site Work (1480)-Fencing)                                                                                    | Replace retaining wall                                                            |          | \$1,000.00     |
| ID0002174                                                      | Replace sliding doors(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other)                                                       | Replace entrance sliding doors                                                    |          | \$20,000.00    |
| ID0002175                                                      | Replace vertical drain lines(Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Other) | Replace rotting cast iron vertical drain lines with PVC                           |          | \$1,000.00     |
| ID0002176                                                      | A/E vertical drain lines(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                 | Architects design fees                                                            |          | \$10,000.00    |
| ID0002177                                                      | A/E perimeter wall(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                       | Architects design fees                                                            |          | \$1,000.00     |
| ID0002178                                                      | Replace awnings(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Other)                                                          | Replace cloth awnings located at entrances                                        |          | \$1,000.00     |
| ID0002182                                                      | A&E fees for exterior wall water intrusion-KennedyManor(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)  | A&E services for design to prevent water intrusion into the exterior wall system. |          | \$695.65       |

## Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                          |          |                |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                          |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                          | General Description of Major Work Categories                                                                             | Quantity | Estimated Cost |
| ID0002189                                                      | Replace mini split condenser pumps(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)                                                               | Mini split condenser pumps have reached their useful life and need to be replaced                                        |          | \$1,000.00     |
| ID0002190                                                      | A/E to Replace mini split condenser pumps(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                              | A/E fees Mini split condenser pumps have reached their useful life and need to be replaced                               |          | \$1,000.00     |
| ID0002193                                                      | Kennedy Replacement or upgrades to the retaining walls(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape) | The retaining walls at Kennedy need to be upgraded or replaced due to wear and tear, damage, or to stay in code          |          | \$1,000.00     |
| ID0002194                                                      | A/E Kennedy Replacement or upgrades to the retaining walls(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                             | A/E fees The retaining walls at Kennedy need to be upgraded or replaced due to wear and tear, damage, or to stay in code |          | \$1,000.00     |
| ID0002198                                                      | Kennedy Kitchen upgrades(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Flooring (non routine))                                                                                 | Upgrades to kitchen cabinets and countertops, sinks, and plumbing                                                        |          | \$1,000.00     |
| ID0002200                                                      | A/E Fees Upgrade security access system to stairs at Kennedy(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                           | A/E fees to install badge readers in all stairwells at Kennedy                                                           |          | \$1,000.00     |
| ID0002203                                                      | Upgrade security access system to stairs at Kennedy(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)                                                                                                                                    | install badge readers in all stairwells at Kennedy                                                                       |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                               |          |                |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                               |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | General Description of Major Work Categories                  | Quantity | Estimated Cost |
| ID0002206                                                      | Window unit heating and cooling(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | to install window-based units to provide heating and cooling  |          | \$1,000.00     |
| ID0002209                                                      | A/E Window unit heating and cooling(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | to install window-based units to provide heating and cooling  |          | \$1,000.00     |
| ID0002259                                                      | Install or replace A/C sleeves(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Install or replace A/C sleeves in windows                     |          | \$1,000.00     |
| ID0002265                                                      | Expand community room at Kennedy Manor to support assisted living services(Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area) | Expand the community room to support assisted living services |          | \$250,000.00   |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                   |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                   |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | General Description of Major Work Categories                                                                                                                      | Quantity | Estimated Cost |
| ID0002267                                                      | Repurpose existing space to create offices for assisted living services(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) | Repurpose existing space to create offices for assisted living services                                                                                           |          | \$50,000.00    |
| ID0002268                                                      | A&E Repurpose existing space to create offices for assisted living services(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Repurpose existing space to create offices for assisted living services                                                                                           |          | \$5,000.00     |
|                                                                | GALEGO COURT (RI002000002)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                   |          | \$1,134,230.00 |
| ID0002094                                                      | A&E fees for bathroom and Kitchen upgrade at Galego Court(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | A&E fees needed for upgraded Kitchens and bathrooms at Galego Court                                                                                               |          | \$8,000.00     |
| ID0002105                                                      | Debt service(Bond Debt Obligation (9001))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | financing for the rehabbing 12 units into accessible units, and making the administrative and community room, walkways, and 12 parking spaces handicap accessible |          | \$115,140.00   |
| ID0002106                                                      | Administration-Galego Court(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | To support administration of the Capital fund Program                                                                                                             |          | \$37,742.00    |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                |                                                                            |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                                                                                                |                                                                            |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                        | General Description of Major Work Categories                               | Quantity | Estimated Cost |
| ID0002107                                                      | Audit Fee(Contract Administration (1480)-Audit)                                                                                                                                                                                                                | Audit fee of the capital fund program                                      |          | \$934.00       |
| ID0002180                                                      | Galego Kitchen upgrade(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing) | Upgrades to kitchen cabinets and countertops, sinks, and plumbing          |          | \$1,000.00     |
| ID0002181                                                      | Operations(Operations (1406))                                                                                                                                                                                                                                  | to support financial operations of the development                         |          | \$397,414.00   |
| ID0002184                                                      | Flat roof repair and or replacement / gutters and downspouts(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)                                     | Repair or replacement of flat roofing and gutters and downspouts           |          | \$1,000.00     |
| ID0002185                                                      | Vinyl siding community center building(Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Other)                                                                                                                                                 | Vinyl siding community center building - remove and replace                |          | \$250,000.00   |
| ID0002186                                                      | A/E Fees Vinyl siding community center building(Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                           | Design fees                                                                |          | \$1,000.00     |
| ID0002188                                                      | A/E Fees for Flat Roof Replacement Galego Court(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                      | A/E Repair or replacement of flat roofing, soffits gutters, and downspouts |          | \$15,000.00    |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                             |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                             |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | General Description of Major Work Categories                                                                | Quantity | Estimated Cost |
| ID0002195                                                      | Galego Convert existing basement into a centralized inventory area(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The basement in the admin building will be converted to a centralized inventory area                        |          | \$1,000.00     |
| ID0002196                                                      | A/E Fees Galego Convert existing basement into a centralized inventory area(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | A/E fees The basement in the admin building will be converted to a centralized inventory area               |          | \$1,000.00     |
| ID0002204                                                      | Lead-Based paint presumptive compliance(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Other,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit- | Abatement activities in dwelling units and non dwelling exterior and common areas for lead safe compliance. |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                            |          |                |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                            |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | General Description of Major Work Categories                                                                                                                                                               | Quantity | Estimated Cost |
|                                                                | (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                            |          |                |
| ID0002205                                                      | Window unit heating and cooling(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | to install window-based units to provide heating and cooling                                                                                                                                               |          | \$1,000.00     |
| ID0002208                                                      | A/E Window unit heating and cooling(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | to install window-based units to provide heating and cooling                                                                                                                                               |          | \$1,000.00     |
| ID0002262                                                      | Install or replace A/C sleeves(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Install or replace A/C sleeves in windows                                                                                                                                                                  |          | \$1,000.00     |
| ID0002269                                                      | Electrical System Upgrades to Support Increased Air-Conditioning Capacity in Residential Units(Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other) | Upgrade existing electrical infrastructure, including circuits and associated components as needed, to accommodate additional air-conditioning units with higher BTU capacities in residential apartments. |          | \$300,000.00   |
| ID0002270                                                      | A&E Electrical System Upgrades to Support Increased Air-Conditioning Capacity in Residential Units(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Upgrade existing electrical infrastructure, including circuits and associated components as needed, to accommodate additional air-conditioning units with higher BTU capacities in residential apartments. |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                               |                                                                        |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                                               |                                                                        |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                       | General Description of Major Work Categories                           | Quantity | Estimated Cost |
|                                                                | BURNS MANOR (RI002000006)                                                                                                                                                                                     |                                                                        |          | \$150,744.29   |
| ID0002099                                                      | Debt service(Bond Debt Obligation (9001))                                                                                                                                                                     | Financing for the installation of a fire suppression sprinkler system. |          | \$38,499.94    |
| ID0002100                                                      | Administration-Burns(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                                                                 | To support administration of the Capital fund Program                  |          | \$22,644.00    |
| ID0002101                                                      | Audit fee(Contract Administration (1480)-Audit)                                                                                                                                                               | Audit fee of the capital fund program                                  |          | \$560.00       |
| ID0002115                                                      | A/E Fees for Boiler Replacement(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                     | Architect's design fees                                                |          | \$1,000.00     |
| ID0002116                                                      | Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other) | Replace 4 hot water boilers                                            |          | \$20,000.00    |
| ID0002117                                                      | Replace hot water storage tanks(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other)                                                          | Replace all 4 hot water storage tanks                                  |          | \$20,000.00    |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                         |                                                                                              |          |                |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                         |                                                                                              |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                 | General Description of Major Work Categories                                                 | Quantity | Estimated Cost |
| ID0002118                                                      | A/E Fees for Hot Water Tanks(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                  | Architect's design fees                                                                      |          | \$1,000.00     |
| ID0002119                                                      | A/E fo paint and or encapsulate hallways(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                      | Architects design fees                                                                       |          | \$1,000.00     |
| ID0002120                                                      | Paint and or encapsulate the common area hallways(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other) | Paint and or encapsulate any asbestos or other hazards remaining in the common area hallways |          | \$2,000.00     |
| ID0002121                                                      | A/E for Fence Replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                     | Architects design fees                                                                       |          | \$1,000.00     |
| ID0002122                                                      | Replace fencing(Non-Dwelling Site Work (1480)-Fencing)                                                                                                                                  | Remove and replace perimeter fencing                                                         |          | \$1,000.00     |
| ID0002123                                                      | Replace laundry room flooring(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other)                          | Replace the existing flooring in the laundry rooms                                           |          | \$1,000.00     |
| ID0002124                                                      | A/E Fees for Entrance canopies replacements(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                   | Architects design fees                                                                       |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                |                                                                                 |          |                |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                |                                                                                 |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                        | General Description of Major Work Categories                                    | Quantity | Estimated Cost |
| ID0002125                                                      | Replace Entrance Canopies(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Other)                                            | Replace several entrance canopies                                               |          | \$31,040.35    |
| ID0002126                                                      | A/E fees for exterior entrance overhang replacements(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs) | Architects design fees                                                          |          | \$1,000.00     |
| ID0002127                                                      | Exterior entrance door overhangs(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Other)                                     | Repair, removal and or replacement of exterior entrance door overhangs          |          | \$1,000.00     |
| ID0002128                                                      | A/E Fees for electircal GFCIs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                        | Architects design fees                                                          |          | \$1,000.00     |
| ID0002129                                                      | GFCI Electrical plugs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)                                            | Replace outdated electrical plugs with GFCIs                                    |          | \$1,000.00     |
| ID0002130                                                      | A/E fees for railing upgrades(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                        | Architects design fees                                                          |          | \$1,000.00     |
| ID0002131                                                      | Replace Railings(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Other)    | Replace out of code and damaged railings - interior and exterior where required |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                     |                                                              |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                                                                                                                                                                                                     |                                                              |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                             | General Description of Major Work Categories                 | Quantity | Estimated Cost |
| ID0002211                                                      | Window unit heating and cooling(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other) | to install window-based units to provide heating and cooling |          | \$1,000.00     |
| ID0002212                                                      | A/E Window unit heating and cooling(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                       | to install window-based units to provide heating and cooling |          | \$1,000.00     |
| ID0002261                                                      | Install or replace A/C sleeves(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Other)                                                                                                                                                                                                                                                           | Install or replace A/C sleeves in windows                    |          | \$1,000.00     |
|                                                                | F ST GERMAIN MANOR (RI002000005)                                                                                                                                                                                                                                                                                                                                    |                                                              |          | \$416,490.00   |
| ID0002102                                                      | Administration-St Germain(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                                                                                                                                                                                                                  | To support administration of the Capital fund Program        |          | \$26,419.00    |
| ID0002103                                                      | Audit fee(Contract Administration (1480)-Audit)                                                                                                                                                                                                                                                                                                                     | Audit fee of the capital fund program                        |          | \$653.00       |
| ID0002132                                                      | A/E Fees for window replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                           | Archtiects design fees                                       |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                  |                                                                   |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                                                                  |                                                                   |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                          | General Description of Major Work Categories                      | Quantity | Estimated Cost |
| ID0002133                                                      | Replace windows(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)                                                                                                                                       | Replace windows                                                   |          | \$5,000.00     |
| ID0002134                                                      | Flooring replacemnt in Admin building(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other) | Replace all flooring in the administration and community building |          | \$1,000.00     |
| ID0002135                                                      | A/E Fees for drop ceiling(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                              | Architects design fee                                             |          | \$1,000.00     |
| ID0002136                                                      | Drop ceiling repair(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Other)                                                                                                                     | Repair tiling and track of admin building's drop ceiling          |          | \$50,000.00    |
| ID0002137                                                      | Replace hot water storage tanks(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other)                                                                             | Replace all 4 hot water storage tanks                             |          | \$20,000.00    |
| ID0002138                                                      | A/E Fees for Hot Water Tanks(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                           | Achitect's design fees                                            |          | \$1,000.00     |
| ID0002139                                                      | A/E Fees for Boiler Replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                        | Architect's design fees                                           |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                            |                                                                  |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                                                            |                                                                  |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                    | General Description of Major Work Categories                     | Quantity | Estimated Cost |
| ID0002140                                                      | Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other)              | Replace 4 hot water boilers                                      |          | \$191,418.00   |
| ID0002141                                                      | A/E Gutter Replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                           | Architects fees                                                  |          | \$1,000.00     |
| ID0002142                                                      | Gutter replacement(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other)                                                                                                                   | Replace gutter systems on all buildings                          |          | \$100,000.00   |
| ID0002143                                                      | A/E Fees for electrical GFCIs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                    | Architects design fees                                           |          | \$1,000.00     |
| ID0002144                                                      | GFCI Electrical plugs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)                                                                                                                        | Replace outdated electrical plugs with GFCIs                     |          | \$1,000.00     |
| ID0002145                                                      | A/E fees for flat roof repairs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                   | Architects design fees                                           |          | \$1,000.00     |
| ID0002146                                                      | Flat roof repair and or replacement / gutters and downspouts(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits) | Repair or replacement of flat roofing and gutters and downspouts |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                     |                                                                               |          |                |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                     |                                                                               |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                             | General Description of Major Work Categories                                  | Quantity | Estimated Cost |
| ID0002147                                                      | A/E Fees for Entrance canopies replacements(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                               | Architects design fees                                                        |          | \$1,000.00     |
| ID0002148                                                      | Replace Entrance Canopies(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Other)                                                                                 | Replace several entrance canopies                                             |          | \$1,000.00     |
| ID0002149                                                      | A/E Fees repair exterior stairs and railings(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                              | Architects design fees                                                        |          | \$1,000.00     |
| ID0002150                                                      | Repair exterior stairs and railings(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Other)      | Replace repair all necessary concrete exterior stairs and associated railings |          | \$1,000.00     |
| ID0002151                                                      | Replace laundry room flooring(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other)                      | Replace the existing flooring in the laundry rooms                            |          | \$1,000.00     |
| ID0002152                                                      | A/E ventilation upgrade(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                   | architects design fees                                                        |          | \$1,000.00     |
| ID0002153                                                      | Ventilation system upgrade(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other) | Upgrade unit and common area ventilation systems                              |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                     |                                                              |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------|----------------|
| Work Statement for Year 4 2030                                 |                                                                                                                                                                                                                                                                                                                                                                     |                                                              |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                             | General Description of Major Work Categories                 | Quantity | Estimated Cost |
| ID0002154                                                      | A/E Fees railing replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                              | Architects design fees                                       |          | \$1,000.00     |
| ID0002155                                                      | Replace Railings(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                                         | Replace out of code and damaged railings                     |          | \$1,000.00     |
| ID0002199                                                      | A/E bathroom upgrades(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                     | Architects design fees                                       |          | \$1,000.00     |
| ID0002213                                                      | Window unit heating and cooling(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other) | to install window-based units to provide heating and cooling |          | \$1,000.00     |
| ID0002214                                                      | A/E Window unit heating and cooling(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                                                                                       | to install window-based units to provide heating and cooling |          | \$1,000.00     |
| ID0002260                                                      | Install or replace A/C sleeves(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Other)                                                                                                                                                                                                                                                           | Install or replace A/C sleeves in windows                    |          | \$1,000.00     |
|                                                                | Subtotal of Estimated Cost                                                                                                                                                                                                                                                                                                                                          |                                                              |          | \$2,581,218.00 |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                             |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                             |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | General Description of Major Work Categories                                                                                | Quantity | Estimated Cost |
|                                                                | JOHN E FOGARTY HOUSING (RI002000004)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                             |          | \$434,563.03   |
| ID0001716                                                      | Combination hard-wired carbon monoxide/smoke detectors with battery backup(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 248 apartments need to be upgraded with combination hard wired carbon monoxide/smoke detectors with ten year battery backup |          | \$1,000.00     |
| ID0001721                                                      | A&E fees needed for wall repair and water intrusion-Fogarty Manor(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | A&E services needed for repair of the exterior wall and for water intrusion problems                                        |          | \$3,000.00     |
| ID0001751                                                      | Administration-Fogarty 32%(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | To support administration of the Capital fund Program                                                                       |          | \$74,100.00    |
| ID0001925                                                      | Fogarty- Elevator Full Modernization(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other) | Elevator Full Modernization. This includes 15 stops for 2 elevators.                                                        |          | \$1,000.00     |
| ID0001943                                                      | Installation of TV monitors in lobby to display information(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | for the installation of TV monitors in the building lobby to provide information to residents                               |          | \$7,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                         |          |                |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                         |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | General Description of Major Work Categories                                                                                                                            | Quantity | Estimated Cost |
| ID0001948                                                      | Upgrade intercom for reception area(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The reception area intercom system needs to be upgraded                                                                                                                 |          | \$1,000.00     |
| ID0001955                                                      | A/E Upgrade intercom for reception area(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | A/E fees for the reception area intercom system that needs to be upgraded                                                                                               |          | \$1,000.00     |
| ID0001959                                                      | Contingency- Elevator Full Modernization (Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Contingency-Upgrade Elevator Systems. This includes 15 stops and 2 elevators.                                                                                           |          | \$1,000.00     |
| ID0002055                                                      | Debt service(Bond Debt Obligation (9001))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Financing for the installation of a fire suppression sprinkler system.                                                                                                  |          | \$122,598.03   |
| ID0002233                                                      | Replace apartment entrance doors(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting | the apartment doors are beyond their useful life and should be replaced including electronic strike, door jam, framing, and fire rating according to NFPA building code |          | \$150,865.00   |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                   |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                   |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                            | General Description of Major Work Categories                                                      | Quantity | Estimated Cost |
|                                                                | (1480)-Other,Housing Related Hazards (1480)-Relocation-Asbestos)                                                                                                                                                                                                                                                                                                                                   |                                                                                                   |          |                |
| ID0002242                                                      | Installation or replacement of building emergency generator(Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop) | Installation or replacement of building emergency generator                                       |          | \$50,000.00    |
| ID0002247                                                      | A&E Installation or replacement of building emergency generator(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                          | Installation or replacement of building emergency generator                                       |          | \$10,000.00    |
| ID0002253                                                      | Relocation(Contract Administration (1480)-Relocation)                                                                                                                                                                                                                                                                                                                                              | relocation costs associated with each project                                                     |          | \$10,000.00    |
| ID0002276                                                      | Replacement of site walkways and sidewalks(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing)                                                                                                                                                             | The sidewalks, site walkways, and handrails have deteriorated and need to be repaired or replaced |          | \$1,000.00     |
| ID0002292                                                      | Installation of a smart water conservation device(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                                                                                                                                                                                                | Installation of a smart water conservation device to help reduce water and sewer costs            |          | \$1,000.00     |
|                                                                | BURNS MANOR (RI002000006)                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                   |          | \$656,450.17   |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                            |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                            |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | General Description of Major Work Categories                                                                               | Quantity | Estimated Cost |
| ID0001717                                                      | Combination hard-wired carbon monoxide/smoke detectors with battery backup(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)                                                                                                                                                                                                                                                                                                                                                 | 92 apartments need to be upgraded with combination hard wired carbon monoxide/smoke detectors with ten year battery backup |          | \$1,000.00     |
| ID0001728                                                      | Refrigerators- Burns Manor(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                          | The apartment refrigerators are near the end of their useful life                                                          |          | \$1,000.00     |
| ID0001729                                                      | Administration-Burns 12%(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                 | To support administration of the Capital fund Program                                                                      |          | \$27,788.00    |
| ID0001730                                                      | A/E Fees for Walk-in Showers and bathroom remodel(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                       | A/E Fees for Walk-in Showers and bathroom remodel                                                                          |          | \$1,000.00     |
| ID0001731                                                      | Install walk-in showers and bathroom remodel (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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Install walk-in showers and bathroom remodel                                                                               |          | \$1,000.00     |
| ID0001732                                                      | A/E fees for security camera upgrades and replacements(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                  | A/E fees for security camera upgrades and replacements                                                                     |          | \$1,000.00     |
| ID0001733                                                      | Install security camera upgrades and replacements - 15 units(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)                                                                                                                                                                                                                            | Install security camera upgrades and replacements                                                                          |          | \$50,000.00    |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                   |          |                |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                   |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | General Description of Major Work Categories                                                                      | Quantity | Estimated Cost |
| ID0001734                                                      | A/E fees for upgrade entrance access system (Keri)(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                              | A/E fees for upgrade entrance access system (Keri)                                                                |          | \$1,000.00     |
| ID0001735                                                      | Upgrade door entrance access system (Keri) - 25 points(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)                                                                     | Upgrade door entrance access system (Keri) - 25 access points                                                     |          | \$25,000.00    |
| ID0001737                                                      | A/E Fees unit general upgrades and rehab(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                        | A/E Fees for unit upgrades to flooring, cabinets, counters, etc                                                   |          | \$1,000.00     |
| ID0001738                                                      | Unit general upgrades and rehab - 10 units(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 Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Unit upgrades to flooring, cabinets, counters, etc                                                                |          | \$53,328.00    |
| ID0001927                                                      | Replacement of boilers and storage tanks(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                                                                                                                                                                                                                                                                                                                                  | The boilers and storage tanks are passed their useful life and need to be replaced                                |          | \$150,000.00   |
| ID0001928                                                      | A/E Fees for the Replacement of boilers and storage tanks(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                       | A/E Fees for the Replacement of boilers and storage tanks                                                         |          | \$15,000.00    |
| ID0001932                                                      | Replacement of the Laundry rooms mini split heat/a/c system and condensers- stGermain(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                 | The Burns Manor -laundry rooms mini split heat/a/c system nearing end of useful life and will need to be replaced |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | General Description of Major Work Categories                                                  | Quantity | Estimated Cost |
| ID0001945                                                      | Installation of TV monitors in lobby to display information(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | for the installation of TV monitors in the building lobby to provide information to residents |          | \$7,000.00     |
| ID0001950                                                      | Upgrade intercom for reception area(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The reception area intercom system needs to be upgraded                                       |          | \$1,000.00     |
| ID0001957                                                      | A/E Upgrade intercom for reception area(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | A/E fees for the reception area intercom system that needs to be upgraded                     |          | \$1,000.00     |
| ID0002056                                                      | Debt service(Bond Debt Obligation (9001))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Financing for the installation of a fire suppression sprinkler system.                        |          | \$38,469.17    |
| ID0002215                                                      | Remodel Community Room at Burns Manor(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area) | Remodel Community Room at Burns Manor - walls, flooring, and ceiling.                         |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                         |          |                |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                         |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | General Description of Major Work Categories                                                                                                                            | Quantity | Estimated Cost |
| ID0002218                                                      | A/E fees - Remodel Community Room at Burns Manor(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Remodel Community Room at Burns Manor - walls, flooring, ceiling, kitchen.                                                                                              |          | \$1,000.00     |
| ID0002220                                                      | Burns Manor Asphalt Shingle roof repairs(Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits)                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Repair and replace roof shingles on all buildings                                                                                                                       |          | \$1,000.00     |
| ID0002223                                                      | A/E Fees Burns Manor Asphalt Shingle Roof Repairs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Architects design fees                                                                                                                                                  |          | \$10,000.00    |
| ID0002224                                                      | Burns Manor - offices and maintenance shop - replace mini split heat & a/c system and condensers(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The Burns Manor - replace mini split heat & a/c system and condensers in administration area and maintenance shop                                                       |          | \$1,000.00     |
| ID0002231                                                      | Burns Manor - community room - upgrade a/c system and condensers(Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing) | The Burns Manor - upgrade a/c system and condensers in community room                                                                                                   |          | \$40,000.00    |
| ID0002234                                                      | Replace apartment entrance doors(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | the apartment doors are beyond their useful life and should be replaced including electronic strike, door jam, framing, and fire rating according to NFPA building code |          | \$150,865.00   |

## Capital Fund Program - Five-Year Action Plan

**Part II: Supporting Pages - Physical Needs Work Statements (s)****Work Statement for Year** 5 2031

| Identifier | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | General Description of Major Work Categories                                                      | Quantity | Estimated Cost |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------|----------------|
|            | (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-                                                                                                                                                                                                   |                                                                                                   |          |                |
| ID0002235  | Window replacements for offices, maintenance shop, and TV Room(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area) | Window replacements for offices, maintenance shop, and TV Room.                                   |          | \$1,000.00     |
| ID0002237  | Replacement of site walkways and sidewalks(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The sidewalks, site walkways, and handrails have deteriorated and need to be repaired or replaced |          | \$1,000.00     |
| ID0002244  | Installation or replacement of building emergency generator(Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Installation or replacement of building emergency generator                                       |          | \$50,000.00    |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                             |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                             |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                      | General Description of Major Work Categories                                                                                | Quantity | Estimated Cost |
| ID0002249                                                      | A&E Installation or replacement of building emergency generator(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                                                                                    | Installation or replacement of building emergency generator                                                                 |          | \$10,000.00    |
| ID0002255                                                      | Relocation(Contract Administration (1480)-Relocation)                                                                                                                                                                                                                                                                                                                                        | relocation costs associated with each project                                                                               |          | \$10,000.00    |
| ID0002272                                                      | Install guard rails or safety bollards for safety purposes(Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape) | guard rails or safety bollards need to be installed for safety purposes                                                     |          | \$1,000.00     |
| ID0002274                                                      | Install guard rails or safety bollards for safety purposes(Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape) | guard rails or safety bollards need to be installed for safety purposes                                                     |          | \$1,000.00     |
| ID0002294                                                      | Installation of a smart water conservation device(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                                                                                                                                                                                          | Installation of a smart water conservation device to help reduce water and sewer costs                                      |          | \$1,000.00     |
|                                                                | F ST GERMAIN MANOR (RI002000005)                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                             |          | \$657,747.00   |
| ID0001718                                                      | Combination hard-wired carbon monoxide/smoke detectors with battery backup(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                            | 112 apartments need to be upgraded with combination hard wired carbon monoxide/smoke detectors with ten year battery backup |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                        |                                                                                                   |          |                |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                        |                                                                                                   |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                | General Description of Major Work Categories                                                      | Quantity | Estimated Cost |
| ID0001736                                                      | Administration-St Germain 14%(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                                                                                                                                                                 | To support administration of the Capital fund Program                                             |          | \$32,419.00    |
| ID0001930                                                      | Replacement of site walkways and sidewalks(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing)                                                                                 | The sidewalks, site walkways, and handrails have deteriorated and need to be repaired or replaced |          | \$1,000.00     |
| ID0001931                                                      | The solar system needs a retrofit(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                                                         | The development's solar system needs to be retrofitted                                            |          | \$50,000.00    |
| ID0001935                                                      | A/E Fees - Solar system needs a retrofit(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                     | The development's solar system needs to be retrofitted                                            |          | \$5,000.00     |
| ID0001937                                                      | St Germain Bathroom upgrade(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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | To renovate the bathrooms at St Germain                                                           |          | \$1,000.00     |
| ID0001944                                                      | Installation of TV monitors in lobby to display information(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                      | for the installation of TV monitors in the building lobby to provide information to residents     |          | \$7,000.00     |
| ID0001949                                                      | Upgrade intercom for reception area(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)                      | The reception area intercom system needs to be upgraded                                           |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                 |          |                |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                 |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | General Description of Major Work Categories                                    | Quantity | Estimated Cost |
| ID0001956                                                      | A/E Upgrade intercom for reception area(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | A/E fees for the reception area intercom system that needs to be upgraded       |          | \$1,000.00     |
| ID0002042                                                      | Exterior vinyl siding (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | To replace exterior vinyl siding on 9,000 square feet.                          |          | \$100,000.00   |
| ID0002216                                                      | Remodel Community Room at St Germain Manor(Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area) | Remodel Community Room at St Germain Manor - walls, flooring, and ceiling.      |          | \$1,000.00     |
| ID0002219                                                      | A/E fees - Remodel Community Room at St Germain Manor(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Remodel Community Room at St Germain Manor - walls, flooring, ceiling, kitchen. |          | \$1,000.00     |
| ID0002221                                                      | St Germain Asphalt Shingle roof repairs(Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Repair and replace roof shingles on all buildings                               |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                |          |                |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | General Description of Major Work Categories                                                                   | Quantity | Estimated Cost |
| ID0002222                                                      | A/E Fees St Germain Manor Asphalt Shingle Roof Repairs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Architects design fees                                                                                         |          | \$10,000.00    |
| ID0002225                                                      | St Germain Manor - offices and maintenance shop - replace mini split heat & a/c system and condensers(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | replace mini split heat & a/c system and condensers in administration area and maintenance shop                |          | \$1,000.00     |
| ID0002227                                                      | Replace fencing(Non-Dwelling Site Work (1480)-Fencing)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Remove and replace perimeter fencing                                                                           |          | \$53,328.00    |
| ID0002232                                                      | St Germain Manor - community room - upgrade a/c system and condensers(Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area) | upgrade a/c system and condensers in community room                                                            |          | \$40,000.00    |
| ID0002236                                                      | Install guard rails or safety bollards for safety purposes(Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | guard rails or safety bollards need to be installed for safety purposes                                        |          | \$50,000.00    |
| ID0002238                                                      | The solar system needs to be removed or replaced(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The development's solar system is obsolete and needs to be removed or replaced including removal of water tank |          | \$200,000.00   |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                         |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                         |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                            | General Description of Major Work Categories                                                            | Quantity | Estimated Cost |
| ID0002239                                                      | A/E Fees - Solar system needs to be removed or replaced(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                  | The development's solar system is obsolete and needs to be removed or replaced including the water tank |          | \$20,000.00    |
| ID0002243                                                      | Installation or replacement of building emergency generator(Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop) | Installation or replacement of building emergency generator                                             |          | \$50,000.00    |
| ID0002248                                                      | Installation or replacement of building emergency generator(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                              | Installation or replacement of building emergency generator                                             |          | \$10,000.00    |
| ID0002250                                                      | A&E Installation or replacement of building emergency generator(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                          | Installation or replacement of building emergency generator                                             |          | \$10,000.00    |
| ID0002254                                                      | Relocation(Contract Administration (1480)-Relocation)                                                                                                                                                                                                                                                                                                                                              | relocation costs associated with each project                                                           |          | \$10,000.00    |
| ID0002293                                                      | Installation of a smart water conservation device(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                                                                                                                                                                                                | Installation of a smart water conservation device to help reduce water and sewer costs                  |          | \$1,000.00     |
|                                                                | JOHN F KENNEDY HOUSING (RI002000003)                                                                                                                                                                                                                                                                                                                                                               |                                                                                                         |          | \$293,444.80   |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                             |          |                |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                             |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | General Description of Major Work Categories                                                                                | Quantity | Estimated Cost |
| ID0001719                                                      | Combination hard-wired carbon monoxide/smoke detectors with battery backup(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 171 apartments need to be upgraded with combination hard wired carbon monoxide/smoke detectors with ten year battery backup |          | \$1,000.00     |
| ID0001720                                                      | exterior wall repair for water intrusion-Kennedy Manor(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | the exterior wall of the buildings need repair as needed for repair and for water intrusion                                 |          | \$1,000.00     |
| ID0001755                                                      | Administration-Kennedy 22%(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | To support administration of the Capital fund Program                                                                       |          | \$50,944.00    |
| ID0001926                                                      | Kennedy- Full Elevator Modernization (Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other) | Elevator Full Modernization. This includes 8 stops for 2 elevators.                                                         |          | \$1,000.00     |
| ID0001939                                                      | A/E fees - Remodel Community Room at Kennedy Manor(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Remodel Community Room at Kennedy Manor - walls, flooring, ceiling, kitchen.                                                |          | \$1,000.00     |
| ID0001942                                                      | Installation of TV monitors in lobby to display information(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | for the installation of TV monitors in the building lobby to provide information to residents                               |          | \$7,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                   |          |                |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                   |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | General Description of Major Work Categories                                      | Quantity | Estimated Cost |
| ID0001947                                                      | Upgrade intercom for reception area(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The reception area intercom system needs to be upgraded                           |          | \$1,000.00     |
| ID0001954                                                      | A/E Upgrade intercom for reception area(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | A/E fees for the reception area intercom system that needs to be upgraded         |          | \$1,000.00     |
| ID0001958                                                      | Contingency- Elevator Full Modernization (Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                                                                                                | Contingency - Elevator Full Modernization. This includes 8 stops for 2 elevators. |          | \$1,000.00     |
| ID0002054                                                      | Debt service(Bond Debt Obligation (9001))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Financing for the installation of a fire suppression sprinkler system.            |          | \$83,409.80    |
| ID0002226                                                      | Kennedy Manor - replace mini split heat & a/c system and condensers(Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area) | replace mini split heat & a/c system and condensers in lobby area                 |          | \$10,000.00    |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                           |          |                |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                           |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | General Description of Major Work Categories                                              | Quantity | Estimated Cost |
| ID0002228                                                      | Kennedy Manor - install air conditioning/heating system and condensers(Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area) | Install air conditioning/heating system and condensers in community room area             |          | \$61,091.00    |
| ID0002230                                                      | A&E Kennedy Manor - install air conditioning/heating system and condensers(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | A&E fees to install air conditioning/heating system and condensers in community room area |          | \$1,000.00     |
| ID0002241                                                      | Installation or replacement of building emergency generator(Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Installation or replacement of building emergency generator                               |          | \$50,000.00    |
| ID0002246                                                      | A&E Installation or replacement of building emergency generator(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Installation or replacement of building emergency generator                               |          | \$10,000.00    |
| ID0002252                                                      | Relocation(Contract Administration (1480)-Relocation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | relocation costs associated with each project                                             |          | \$10,000.00    |
| ID0002273                                                      | Install guard rails or safety bollards for safety purposes(Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | guard rails or safety bollards need to be installed for safety purposes                   |          | \$1,000.00     |

## Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                   |          |                |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                   |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                           | General Description of Major Work Categories                                                      | Quantity | Estimated Cost |
| ID0002277                                                      | Replacement of site walkways and sidewalks(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing)                                                                                                                            | The sidewalks, site walkways, and handrails have deteriorated and need to be repaired or replaced |          | \$1,000.00     |
| ID0002291                                                      | Installation of a smart water conservation device(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                                                                                                                                                               | Installation of a smart water conservation device to help reduce water and sewer costs            |          | \$1,000.00     |
|                                                                | GALEGO COURT (RI002000002)                                                                                                                                                                                                                                                                                                                                        |                                                                                                   |          | \$539,013.00   |
| ID0001722                                                      | renovation of water park area(Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)                                                                                                                                                                                                               | The waterpark needs to upgraded. Playing surface, playground equipment,                           |          | \$150,000.00   |
| ID0001743                                                      | Administration-Galego Court 20%(Administration (1410)-Other,Administration (1410)-Sundry,Administration (1410)-Salaries)                                                                                                                                                                                                                                          | To support administration of the Capital fund Program                                             |          | \$46,313.00    |
| ID0001924                                                      | Flat Roof Replacement-Galego Court(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits) | Repair or replacement of flat roofing, gutters, soffits and downspouts                            |          | \$1,000.00     |
| ID0001933                                                      | Upgrade to bathroom venting system-Galego Court(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)                                                                                                                                                                                            | Replacement is needed to bathroom venting system which needs to be upgraded 161 apartments        |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                    |                                                                                               |          |                |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                    |                                                                                               |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                            | General Description of Major Work Categories                                                  | Quantity | Estimated Cost |
| ID0001934                                                      | A&E fees for bathroom venting system- Galego Court(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                       | A&E services needed for bathroom venting system                                               |          | \$1,000.00     |
| ID0001936                                                      | A/E for Fence Replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                | Architects design fees                                                                        |          | \$10,000.00    |
| ID0001938                                                      | Galego Bathroom upgrade(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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | To upgrade the bathrooms at Galego                                                            |          | \$1,000.00     |
| ID0001940                                                      | A/E fees - Remodel Community Room at Galego Court(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                        | Remodel Community Room at Galego Court - walls, flooring, ceiling, kitchens, and bathrooms.   |          | \$1,000.00     |
| ID0001941                                                      | Installation of TV monitors in lobby to display information(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Other)                                                                                                                                                                  | for the installation of TV monitors in the building lobby to provide information to residents |          | \$7,000.00     |
| ID0001946                                                      | Upgrade intercom for reception area(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)                  | The reception area intercom system needs to be upgraded                                       |          | \$1,000.00     |
| ID0001951                                                      | Replacement of the zone valves at Galego Court(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                                                                                                                   | The zone valves have reached the end of their useful life and need to be replaced             |          | \$1,000.00     |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                   |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                   |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                            | General Description of Major Work Categories                                                                                                                      | Quantity | Estimated Cost |
| ID0001952                                                      | A/E Replacement of the zone valves at Galego Court(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                       | A/E fees for the zone valves that have reached the end of their useful life and need to be replaced                                                               |          | \$1,000.00     |
| ID0001953                                                      | A/E Upgrade intercom for reception area(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                                                  | A/E fees for the reception area intercom system that needs to be upgraded                                                                                         |          | \$1,000.00     |
| ID0002078                                                      | debt service(Bond Debt Obligation (9001))                                                                                                                                                                                                                                                                                                                                                          | financing for the rehabbing 12 units into accessible units, and making the administrative and community room, walkways, and 12 parking spaces handicap accessible |          | \$116,652.00   |
| ID0002081                                                      | replacement of apartment windows(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)                                                                                                                                                                                                                                                                                        | The windows in the apartments are at the end of their useful life and need to be replaced                                                                         |          | \$124,548.00   |
| ID0002240                                                      | Installation or replacement of building emergency generator(Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop) | Installation or replacement of building emergency generator                                                                                                       |          | \$50,000.00    |
| ID0002245                                                      | A&E Installation or replacement of building emergency generator(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)                                                                                                                                                                                                                                          | Installation or replacement of building emergency generator                                                                                                       |          | \$10,000.00    |
| ID0002251                                                      | Relocation(Contract Administration (1480)-Relocation)                                                                                                                                                                                                                                                                                                                                              | relocation costs associated with each project                                                                                                                     |          | \$10,000.00    |

Capital Fund Program - Five-Year Action Plan

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

| Part II: Supporting Pages - Physical Needs Work Statements (s) |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                   |          |                |
|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------|----------------|
| Work Statement for Year 5 2031                                 |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                   |          |                |
| Identifier                                                     | Development Number/Name                                                                                                                                                                                                                                                                                                                                                                      | General Description of Major Work Categories                                                      | Quantity | Estimated Cost |
| ID0002271                                                      | Install guard rails or safety bollards for safety purposes(Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape) | guard rails or safety bollards need to be installed for safety purposes                           |          | \$1,000.00     |
| ID0002275                                                      | Replacement of site walkways and sidewalks(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing)                                                                                                                                                       | The sidewalks, site walkways, and handrails have deteriorated and need to be repaired or replaced |          | \$1,000.00     |
| ID0002278                                                      | Concrete porches need to be repaired or replaced(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)                                                        | the concrete porches are in need of repair or replacement                                         |          | \$1,000.00     |
| ID0002279                                                      | A&E Concrete porches need to be repaired or replaced(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)                                                                                                                                                                                                                                               | the concrete porches are in need of repair or replacement                                         |          | \$1,000.00     |
| ID0002290                                                      | Installation of a smart water conservation device(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)                                                                                                                                                                                                                          | Installation of a smart water conservation device to help reduce water and sewer costs            |          | \$1,000.00     |
| ID0002298                                                      | Roadway and Parking Lot Repair or replacement(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing)                                                                                                   | Roadways and parking lots need to be repaired or replaced                                         |          | \$500.00       |
|                                                                | Subtotal of Estimated Cost                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                   |          | \$2,581,218.00 |

Form HUD-50075.2(4/2008)