

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 08/06/2024

Approved By: GIBBS, ELVETTRA

Part I: Summary						
PHA Name : Housing Authority of the City of Houma			Locality (City/County & State)			
PHA Number: LA090			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	SCBT (LA090009999)	\$654,727.00	\$529,328.40	\$532,089.00	\$472,969.20	\$472,969.00
	BAYOU TOWER (LA090000002)	\$400,000.00	\$400,000.00	\$225,334.00	\$500,000.00	\$610,000.00
	SENATOR CIRCLE 2 (LA090000003)	\$157,090.00	\$15,000.00	\$100,000.00		
	SENATOR CIRCLE (LA090000001)	\$375,000.00	\$238,094.60	\$325,000.00	\$209,453.80	\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCBT (LA090009999)			\$654,727.00
ID0047	operations(Operations (1406))	operations		\$317,363.40
ID0048	management improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	youth leadership training, tenants self sufficiency training, resident leadership training, employment seeking skills training, tenants occupational skills training, staff training		\$158,681.70
ID0054	COVID (Responding to Coronavirus (1509))	respond to any COVID caused problems		\$20,000.20
ID0055	administration(Administration (1410)-Other,Administration (1410)-Salaries)	new office desk and computers, boys and girls club, program for youth and adults to become self sufficient, staff training		\$158,681.70
	BAYOU TOWER (LA090000002)			\$400,000.00
ID0049	non dwelling(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction -	improve mechanical equipment i.e. HVAC systems, water distribution and sewer collection systems, re strip parking lots, new signs, pressure wash building		\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm				
ID0051	dwelling unit(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,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)	replace windows, procure portable ac's, upgrade elevator, replace cabinets, commodes, counter tops, showers		\$200,000.00
	SENATOR CIRCLE (LA090000001)			\$375,000.00
ID0050	dwelling units(Dwelling Unit-Development (1480)-New Construction)	replace units in SC that removed, continue renovating SC units with central air and heat		\$200,000.00
ID0053	non dwelling(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Exterior (1480)-Gutters - Downspouts)	replace gutters, repair mail room, repair storage area		\$175,000.00
	SENATOR CIRCLE 2 (LA090000003)			\$157,090.00
ID0052	non dwelling equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Landings and Railings)	procure new furniture at BT for common areas, beautify property		\$157,090.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCBT (LA090009999)			\$529,328.40
ID0046	administration(Administration (1410)-Other,Administration (1410)-Salaries)	new office desk and computers, boys and girls club, program for youth and adults to become self sufficient, staff training		\$118,242.30
ID0056	COVID (Responding to Coronavirus (1509))	respond to any COVID caused problems		\$56,359.20
ID0059	operations(Operations (1406))	operations		\$236,484.60
ID0063	management improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	youth leadership training, tenants self sufficiency training, resident leadership training, employment seeking skills training, tenants occupational skills training, staff training		\$118,242.30
	BAYOU TOWER (LA090000002)			\$400,000.00
ID0057	non dwelling(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security -	improve mechanical equipment i.e. HVAC systems, water distribution and sewer collection systems, re strip parking lots, new signs, pressure wash building		\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)				
ID0061	dwelling unit(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)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	replace windows, procure portable ac's, upgrade elevator, replace cabinets, commodes, counter tops, showers		\$200,000.00
	SENATOR CIRCLE 2 (LA090000003)			\$15,000.00
ID0060	non dwelling equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Balconies and Railings)	procure new furniture at BT for common areas, beautify property		\$15,000.00
	SENATOR CIRCLE (LA090000001)			\$238,094.60
ID0062	dwelling units(Dwelling Unit-Development (1480)-New Construction)	replace units in SC that removed, continue renovating SC units with central air and heat		\$200,000.00
ID0064	non dwelling(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)	replace gutters, repair mail room, repair storage area		\$38,094.60

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCBT (LA090009999)			\$532,089.00
ID0065	operations(Operations (1406))	day to day operations		\$295,605.00
ID0066	management(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	management improvements resident self sufficiency training resident leadership training employment seeking skills training tenants occupational skills training		\$118,242.00
ID0067	administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	HTHA administration		\$118,242.00
	SENATOR CIRCLE (LA090000001)			\$325,000.00
ID0068	contract administration(Contract Administration (1480)-Other,Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	contracts		\$100,000.00
ID0071	dwelling(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-New Construction,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit - Demolition (1480),Non-Dwelling Site Work (1480)-Landscape)	family site install individual electric meters renovated SC units- add central air and heat, change out commodes, r/r cabinets		\$225,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SENATOR CIRCLE 2 (LA090000003)			\$100,000.00
ID0069	contract admin(Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	A/E services		\$100,000.00
	BAYOU TOWER (LA090000002)			\$225,334.00
ID0070	dwelling(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit - Demolition (1480))	elderly site install solar panels r/r kitchen cabinets, bathroom & kitchen sinks replace door entrance for units		\$225,334.00
	Subtotal of Estimated Cost			\$1,182,423.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCBT (LA090009999)			\$472,969.20
ID0073	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	HTHA administration		\$118,242.30
ID0074	operations(Operations (1406))	day to day operations		\$236,484.60
ID0075	management(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	management improvements resident self sufficiency training resident leadership training employment seeking skills training tenants occupational skills training		\$118,242.30
	BAYOU TOWER (LA090000002)			\$500,000.00
ID0076	demo(Dwelling Unit - Demolition (1480))	demo BT elderly site		\$500,000.00
	SENATOR CIRCLE (LA090000001)			\$209,453.80

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCBT (LA090009999)			\$472,969.00
ID0078	management(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	management improvements resident self sufficiency training resident leadership training employment seeking skills training tenants occupational skills training		\$118,242.20
ID0079	administration(Administration (1410)-Other,Administration (1410)-Salaries)	HTHA staff		\$118,242.20
ID0080	operations(Operations (1406))	day to day operations		\$236,484.60
	BAYOU TOWER (LA090000002)			\$610,000.00
ID0081	demolition(Dwelling Unit - Demolition (1480))	demo Bayou Towers		\$110,000.00
ID0083	land(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Site Acquisition)	purchase land to rebuild Bayou Towers		\$500,000.00

