Berkeley Housing Authority
2009 Capital Improvement Program

Five-Year Action Plan – Revision #2

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name				Berkeley Housing Authority		☐ Original 5-Year Plan ☒ Revision No: 2	
Development Number/Name/HA-Wide			Year 1 FFY 09 PHA FY: 09/10	Work Statement for Year 2 FFY Grant 09 PHA FY: 10/11	Work Statement for Year 3 FFY Grant: 10 PHA FY: 11/12	Work Statement for Year 4 FFY Grant: 11 PHA FY: 12/13	Work Statement for Year 5 FFY Grant: 12 PHA FY: 13/14
CA058	1406	Operations	See	160,000	160,000	160,000	160,000
	1408	Management Improvements	Annual				
	1410	Administration (10%)	Statement				
	1450	Site Improvements					
	1460	Dwelling Structures					
	1465.1	Dwelling Equipment					
TOTAL				160,000	160,000	160,000	160,000
				TOTAL FIVE-YEAR PLAN			769,316

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 09 PHA FY: 10/11			Activities for Year: 3 FFY Grant: 10 PHA FY: 11/12		
	Development Name/Number Major Work Categories		Estimated Costs	Development Name/Number Major Work Categories		Estimated Co
See Annual Statement	1406	OPERATIONS	160,000	1406	OPERATIONS	160,000
	1408	MGMT IMPROVEMENTS		1408	MGMT IMPROVEMENTS	
		Financial System & Training			Financial System & Training	
	1410	ADMINISTRATION (10%)		1410	ADMINISTRATION (10%)	
	1450	SITE IMPROVEMENTS		1450	SITE IMPROVEMENTS	
		Exterior Painting			Exterior Painting	
		Landscaping			Landscaping	
		Rear yard improvements; patio w/planting area			Rear yard improvements; patio w/planting area	
		Pruning/servicing of trees			Pruning/servicing of trees	
		Remove, relocate and replace trash enclosures			Remove, relocate and replace trash enclosures	
		Repair/replace privacy fencing			Repair/replace privacy fencing	
		Drainage			Drainage	
		Vehicle area paving			Vehicle area paving	
	1460	DWELLING STRUCTURES		1460	DWELLING STRUCTURES	
		Mold analysis			Mold analysis	
		Mold abatement			Mold abatement	
		Replace worn flooring/carpeting throughout			Replace worn flooring/carpeting throughout	
		Hard wire internet access in units			Hard wire internet access in units	
		Interior painting			Interior painting	
		Energy efficient appliances & light fixtures			Energy efficient appliances & light fixtures	
		Roofing/gutter repair/replacement			Roofing/gutter repair/replacement	
		Reface and/or replace kitchen/ bathroom counters and cabinets			Reface and/or replace kitchen/ bathroom counters and cabinets	
		Rehabilitation of vacant units			Rehabilitation of vacant units	
		Flooring			Flooring	
		Door repairs/replacement			Door repairs/replacement	
		Window replacement			Window replacement	

		Exterior Siding			Exterior Siding	
	1465.1	**Dwelling Equipment—Nonexpendable (Boilers, Refrigerators, Heaters, etc)**		1465.1	**Dwelling Equipment—Nonexpendable (Boilers, Refrigerators, Heaters, etc)**	
		Total CFP Estimated Cost	**$160,000**		**Total CFP Estimated Cost**	**$160,000**

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 11 PHA FY: 12/13			Activities for Year: 5 FFY Grant: 12 PHA FY: 13/14		
	Development Name/Number Major Work Categories		**Estimated Costs**	**Development Name/Number Major Work Categories**		**Estimated Co**
	1406	**OPERATIONS**	160,000	**1406**	**OPERATIONS**	160,000
	1408	**MGMT IMPROVEMENTS**		**1408**	**MGMT IMPROVEMENTS**	
		Financial System & Training			Financial System & Training	
	1410	**ADMINISTRATION (10%)**		**1410**	**ADMINISTRATION (10%)**	
See	**1450**	**SITE IMPROVEMENTS**		**1450**	**SITE IMPROVEMENTS**	
Annual		Exterior Painting			Exterior Painting	
Statement		Landscaping			Landscaping	
		Rear yard improvements; patio w/planting area			Rear yard improvements; patio w/planting area	
		Pruning/servicing of trees			Pruning/servicing of trees	
		Remove, relocate and replace trash enclosures			Remove, relocate and replace trash enclosures	
		Repair/replace privacy fencing			Repair/replace privacy fencing	
		Drainage			Drainage	
		Vehicle area paving			Vehicle area paving	
	1460	**DWELLING STRUCTURES**		**1460**	**DWELLING STRUCTURES**	
		Mold analysis			Mold analysis	
		Mold abatement			Mold abatement	
		Replace worn flooring/carpeting throughout			Replace worn flooring/carpeting throughout	
		Hard wire internet access in units			Hard wire internet access in units	
		Interior painting			Interior painting	
		Energy efficient appliances & light fixtures			Energy efficient appliances & light fixtures	
		Roofing/gutter repair/replacement			Roofing/gutter repair/replacement	

		Reface and/or replace kitchen/ bathroom counters and cabinets			Reface and/or replace kitchen/ bathroom counters and cabinets	
		Rehabilitation of vacant units			Rehabilitation of vacant units	
		Flooring			Flooring	
		Door repairs/replacement			Door repairs/replacement	
		Window replacement			Window replacement	
		Exterior Siding			Exterior Siding	
	1465.1	**Dwelling Equipment—Nonexpendable (Boilers, Refrigerators, Heaters, etc)**		**1465.1**	**Dwelling Equipment—Nonexpendable (Boilers, Refrigerators, Heaters, etc)**	
Total CFP Estimated Cost			**$160,000**	**Total CFP Estimated Cost**		**$160,000**

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: BERKELEY HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program Grant No: CA39P058501-09 Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval: 2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no:2)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds		$64,658		
2	1406 Operations (may not exceed 20% of line 21) [3]	$13,000	$90,521		
3	1408 Management Improvements	$26,000	$25,863		
4	1410 Administration (may not exceed 10% of line 21)	$13,000	$12,932		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	$30,000			
10	1460 Dwelling Structures	$48,000	$64,658		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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PHA Name: BERKELEY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CA39P058501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 2)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	$130,000	$193,974		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director Tia M. Ingram	Date	Signature of Public Housing Director	Date
Tia M Ingram	01/21/2010		

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[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Part II: Supporting Pages

PHA Name: BERKELEY HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program Grant No: CA39P058501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
HA-WIDE	OPERATIONS	1406	NA	$13,000	$90,521			
HA-WIDE	MANAGEMENT IMPROVEMENT	1408	NA	$26,000	$25,863			
	Work Stations/Computers/Training							
CA058	ADMINISTRATION	1410	NA	$13,000	$12,932			
CA058	SITE IMPROVEMENT			$30,000				
	Drainage							
	Landscaping							
	Tree Work/Cutting							
CA058	DWELLING STRUCTURE	1460	NA	$48,000	$64,658			
	Major Rehab of units							
	Mold Analysis							
	Mold Abatement							
	Interior/Exterior Painting							
	Flooring							
	Window replacement							
	Door replacement							
	Energy efficient appliances							

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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PHA Name: BERKELEY HOUSING AUTHORITY	**Grant Type and Number** Capital Fund Program Grant No: CA39P058501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
	Site Waste Lines							
	Plumbing							
	Unit Heaters							
	Electrical							
	Exterior Siding							

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

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