

BHA CFP 2021 - 2025 5-YEAR PLAN

REV: 7/16/2021

				GRANT YEAR FUNDING SOURCE									
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Priority	Property	Work Item	Cost Estimate	Grant Year(s)	2018	2019	2020	2021	2022	2023	2024	2025	SHORTFALL
					\$ 878,034.00	\$ 967,262.00	\$ 1,045,078.00	\$ 1,089,987.00	\$ 1,036,000.00	\$ 1,036,000.00	\$ 1,036,000.00	\$ 1,036,000.00	
					\$ 878,034.00	\$ 967,262.00	\$ 1,045,078.00	\$ 1,089,987.00	\$ 1,036,000.00	\$ 1,036,000.00	\$ 1,036,000.00	\$ 1,036,000.00	\$ 697,667.90
2021 Projects													
1		HRC - High Rise Security Camera Rehab	\$ 80,000.00	2020			\$ 80,000.00						
	Lincoln						\$ -						
	Washington						\$ -						
	Chuckanut						\$ -						
		Subtotal:											
2	Chuckanut	CES - Chuckanut EIFS Supplemental - painting bridge + retaining wall	\$ 18,000.00	2020			\$ 18,000.00						
3		Chuckanut Window Replacement - A+E	\$ 50,000.00	2021				\$ 50,000.00					
4		Chuckanut Window Replacement	\$ 600,000.00	2021				\$ 600,000.00					
	Chuckanut	Contingency:	\$ 60,000.00					\$ 60,000.00					
5		High Rise Plumbing Risers - A+E		2021									
	Lincoln		\$ 15,000.00					\$ 15,000.00					
	Washington		\$ 7,500.00					\$ 7,500.00					
	Chuckanut		\$ 7,500.00					\$ 7,500.00					
6	Chuckanut	CPG - Chuckanut Square Parking Gate	\$ 65,000.00	2020			\$ 65,000.00						
7		Parkway + Texas Patio Partitions		2020									
	Parkway		\$ 7,000.00				\$ 7,000.00						
	Texas Meadows		\$ 18,500.00				\$ 18,500.00						
		Subtotal:	\$ 25,500.00										
		Contingency:	\$ 2,550.00				\$ 2,550.00						
*	Hillside	Hillside Interior Rehab - 2 units per year 2021	\$ 50,000.00	2021				\$ 50,000.00					
		Contingency:	\$ 6,000.00					\$ 6,000.00					
*		Falls Park, Texas + Trailside Interior Rehab - 4 units/yr 2021		2021									
	Falls Park		\$ 50,000.00					\$ 50,000.00					
	Texas Meadows		\$ 50,000.00					\$ 50,000.00					
		Subtotal:	\$ 100,000.00										
		Contingency:	\$ 10,000.00					\$ 10,000.00					
*	High Rises	Misc. Interior + Exterior Modernization - 1 to 6 Units 2021	\$ 10,000.00	2021				\$ 10,000.00					
*	Family Housing	Misc. Interior + Exterior Modernization - 1 to 4 Units 2021	\$ 10,000.00	2021				\$ 10,000.00					
*	High Rises	Misc. A+E 2021	\$ 10,000.00	2021				\$ 10,000.00					
*	Family Housing	Misc. A+E 2021	\$ 10,000.00	2021				\$ 10,000.00					
	High Rises	Administrative Salaries 2021	\$ 75,033.00	2021				\$ 75,033.00					
	Family Housing	Administrative Salaries 2021	\$ 21,163.00	2021				\$ 21,163.00					

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Priority	Property	Work Item	Cost Estimate	Grant Year(s)	2018	2019	2020	2021	2022	2023	2024	2025	SHORTFALL
					\$ 878,034.00	\$ 967,262.00	\$ 1,045,078.00	\$ 1,089,987.00	\$ 1,036,000.00	\$ 1,036,000.00	\$ 1,036,000.00	\$ 1,036,000.00	\$ 697,667.90
2022 Projects													
8		Family Housing Siding Replacement incl. Laundry Rooms - Phase 1 (\$25,000/unit)		2020-2022									
	Falls Park	Falls Park Exterior Rehab	\$ 700,000.00	2020-2022			\$ 440,534.70	\$ 47,791.00	\$ 211,674.30				
	Falls Park	Falls Park Laundry Room Only	\$ 15,000.00	2022					\$ 15,000.00				
*	Hillside	Hillside Interior Rehab - 2 units per year 2022	\$ 50,000.00	2022					\$ 50,000.00				
		Contingency:	\$ 6,000.00						\$ 6,000.00				
*		Falls Park, Texas + Trailside Interior Rehab - 4 units/yr 2022		2022									
	Falls Park		\$ 50,000.00						\$ 50,000.00				
	Texas Meadows		\$ 50,000.00						\$ 50,000.00				
		Subtotal:	\$ 100,000.00										
		Contingency:	\$ 10,000.00						\$ 10,000.00				
*	AMP 1122	Misc. Interior + Exterior Modernization - 1 to 6 Units 2022	\$ 10,000.00	2022					\$ 10,000.00				
*	AMP 1123	Misc. Interior + Exterior Modernization - 1 to 4 Units 2022	\$ 10,000.00	2022					\$ 10,000.00				
*	AMP 1122	Misc. A+E 2022	\$ 10,000.00	2022					\$ 10,000.00				
*	AMP 1123	Misc. A+E 2022	\$ 10,000.00	2022					\$ 10,000.00				
	AMP 1122	Administrative Salaries 2022	\$ 75,033.00	2022					\$ 75,033.00				
	AMP 1123	Administrative Salaries 2022	\$ 21,163.00	2022					\$ 21,163.00				
2023 Projects													
9		Parkway Siding Replacement incl. Laundry Rooms - Phase 2 (\$25,000/unit)	\$ 625,000.00	2022-2023					\$ 507,129.70	\$ 117,870.30			
	Hillside	Hillside Interior Rehab - 2 units per year 2023	\$ 50,000.00	2023						\$ 50,000.00			
		Contingency:	\$ 6,000.00							\$ 6,000.00			
		Falls Park, Texas + Trailside Interior Rehab - 4 units/yr 2023		2023									
	Falls Park		\$ 50,000.00							\$ 50,000.00			
	Texas Meadows		\$ 50,000.00							\$ 50,000.00			
		Subtotal:	\$ 100,000.00										
		Contingency:	\$ 10,000.00							\$ 10,000.00			
*	AMP 1122	Misc. Interior + Exterior Modernization - 1 to 6 Units 2023	\$ 10,000.00	2023						\$ 10,000.00			
*	AMP 1123	Misc. Interior + Exterior Modernization - 1 to 4 Units 2023	\$ 10,000.00	2023						\$ 10,000.00			
*	AMP 1122	Misc. A+E 2023	\$ 10,000.00	2023						\$ 10,000.00			
*	AMP 1123	Misc. A+E 2023	\$ 10,000.00	2023						\$ 10,000.00			
	AMP 1122	Administrative Salaries 2023	\$ 75,033.00	2023						\$ 75,033.00			
	AMP 1123	Administrative Salaries 2023	\$ 21,163.00	2023						\$ 21,163.00			

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				\$	\$	\$	\$	\$	\$	\$	\$		
Priority	Property	Work Item	Cost Estimate	Grant Year(s)	2018	2019	2020	2021	2022	2023	2024	2025	SHORTFALL
					\$ 878,034.00	\$ 967,262.00	\$ 1,045,078.00	\$ 1,089,987.00	\$ 1,036,000.00	\$ 1,036,000.00	\$ 1,036,000.00	\$ 1,036,000.00	\$ 697,667.90
2024 Projects													
10		Family Housing Siding Replacement incl. Laundry Rooms - Phase 3 (\$25,000/unit)		2023-2024									
	Texas Meadows	Texas Meadows Siding	\$ 750,000.00	2023-2024						\$ 615,933.70	\$ 134,066.30		
	Trailside	Trailside Siding	\$ 100,000.00	2024							\$ 100,000.00		
		Subtotal:	\$ 2,994,392.00										
		Contingency:	\$ 149,719.60	2024							\$ 149,719.60		
11	Parkway	Family Housing Crawlspace Improvements - new vapor barrier + insul. - 4 units @ \$10K/unit incl. remove wd. blocks from footings	\$ 40,000.00	2024							\$ 40,000.00		
	Parkway	Parkway Storm Drainage Repair - 24 units	\$ 24,000.00								\$ 24,000.00		
		Subtotal:	\$ 64,000.00										
12		Family Housing Patio Partitions + Trash Enclosures; Lincoln Patio		2024									
	Parkway	Trash Enclosures THINK THRU DESIGN 1ST. NO GATES!	\$ 24,000.00								\$ 24,000.00		
	Falls Park	Trash Enclosures THINK THRU DESIGN 1ST. NO GATES!	\$ 48,000.00								\$ 48,000.00		
	Trailside	Trash Enclosures THINK THRU DESIGN 1ST. NO GATES!	\$ 12,000.00								\$ 12,000.00		
	Lincoln	Remove Existing Patio, Replace with Sidewalk+Sod	\$ 22,000.00								\$ 22,000.00		
		Subtotal:	\$ 106,000.00										
13		HEC - Highrise Elevator Cab Interiors		2024									
	Lincoln		\$ 30,000.00								\$ 30,000.00		
	Washington		\$ 30,000.00								\$ 30,000.00		
	Chuckanut		\$ 30,000.00								\$ 30,000.00		
	Hillside	Hillside Interior Rehab - 2 units per year 2024	\$ 50,000.00	2024							\$ 50,000.00		
		Contingency:	\$ 6,000.00								\$ 6,000.00		
		Falls Park, Texas + Trailside Interior Rehab - 4 units/yr 2024		2024									
	Falls Park		\$ 50,000.00								\$ 50,000.00		
	Texas Meadows		\$ 50,000.00								\$ 50,000.00		
		Subtotal:	\$ 100,000.00										
		Contingency:	\$ 10,000.00								\$ 10,000.00		
*	AMP 1122	Misc. Interior + Exterior Modernization - 1 to 6 Units 2024	\$ 10,000.00	2024							\$ 10,000.00		
*	AMP 1123	Misc. Interior + Exterior Modernization - 1 to 4 Units 2024	\$ 10,000.00	2024							\$ 10,000.00		
*	AMP 1122	Misc. A+E 2023	\$ 10,000.00	2024							\$ 10,000.00		
*	AMP 1123	Misc. A+E 2023	\$ 10,000.00	2024							\$ 10,000.00		
	AMP 1122	Administrative Salaries 2024	\$ 75,033.00	2024							\$ 75,033.00		
	AMP 1123	Administrative Salaries 2024	\$ 21,163.00	2024							\$ 21,163.00		

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Priority	Property	Work Item	Cost Estimate	Grant Year(s)	2018	2019	2020	2021	2022	2023	2024	2025	SHORTFALL
					\$ 878,034.00	\$ 967,262.00	\$ 1,045,078.00	\$ 1,089,987.00	\$ 1,036,000.00	\$ 1,036,000.00	\$ 1,036,000.00	\$ 1,036,000.00	\$ 697,667.90
2025 Projects													
14		Family Housing Playground Replacement		2024-2025									
	Parkway		\$ 50,000.00	2024							\$ 50,000.00		
	Falls Park		\$ 50,000.00	2024-2025							\$ 40,018.10	\$ 9,981.90	
	Texas Meadows		\$ 50,000.00	2025								\$ 50,000.00	
	Hillside		\$ 50,000.00	2025								\$ 50,000.00	
		Subtotal:	\$ 200,000.00										
	Hillside	Hillside Interior Rehab - 2 units per year 2025	\$ 50,000.00	2025								\$ 50,000.00	
		Contingency:	\$ 6,000.00									\$ 6,000.00	
		Falls Park, Texas + Trailside Interior Rehab - 4 units/yr 2025		2025									
	Falls Park		\$ 50,000.00									\$ 50,000.00	
	Texas Meadows		\$ 50,000.00									\$ 50,000.00	
		Subtotal:	\$ 100,000.00										
		Contingency:	\$ 10,000.00									\$ 10,000.00	
*	AMP 1122	Misc. Interior + Exterior Modernization - 1 to 6 Units 2025	\$ 10,000.00	2025								\$ 10,000.00	
*	AMP 1123	Misc. Interior + Exterior Modernization - 1 to 4 Units 2025	\$ 10,000.00	2025								\$ 10,000.00	
*	AMP 1122	Misc. A+E 2025	\$ 10,000.00	2025								\$ 10,000.00	
*	AMP 1123	Misc. A+E 2025	\$ 10,000.00	2025								\$ 10,000.00	
	AMP 1122	Administrative Salaries 2025	\$ 75,033.00	2025								\$ 75,033.00	
	AMP 1123	Administrative Salaries 2025	\$ 21,163.00	2025								\$ 21,163.00	
15		Family Housing Ventilation Repair - \$3,000/unit		2025									
	Parkway		\$ 72,000.00									\$ 72,000.00	
	Falls Park		\$ 84,000.00									\$ 84,000.00	
	Texas Meadows		\$ 87,000.00									\$ 87,000.00	
	Hillside		\$ 72,000.00									\$ 72,000.00	
	Trailside		\$ 12,000.00									\$ 12,000.00	
		Subtotal:	\$ 327,000.00										
		Contingency:	\$ 32,700.00									\$ 32,700.00	
2026 Projects + Beyond													
16	Hillside	HHR - Hillside Roofing	\$ 600,000.00	2025-2026								\$ 263,222.10	\$ 336,777.90
17		Keyless Entry Project		2025-2026									
	Lincoln	\$650/unit (198 units) ID0085 (2023)	\$ 128,700.00									\$ 100.00	\$ 128,600.00
	Washington	\$650/unit (98 units)	\$ 63,700.00									\$ 100.00	\$ 63,600.00
	Chuckanut	\$650/unit (101 units)	\$ 65,650.00									\$ 100.00	\$ 65,550.00
	Parkway	\$650/unit (24 units)	\$ 15,600.00									\$ 100.00	\$ 15,500.00
	Falls Park	\$650/unit (28 units)	\$ 18,200.00									\$ 100.00	\$ 18,100.00
	Texas Meadows	\$650/unit (29 units)	\$ 18,850.00									\$ 100.00	\$ 18,750.00
	Hillside	\$650/unit (24 units)	\$ 15,600.00									\$ 100.00	\$ 15,500.00
	Trailside	\$650/unit (4 units)	\$ 2,600.00									\$ 100.00	\$ 2,500.00
		Subtotal:	\$ 328,900.00										
		Contingency:	\$ 32,890.00									\$ 100.00	\$ 32,790.00

*Placeholder. This gives us flexibility for unexpected and emergency needs.