

BHA CFP 2022 - 2026 5-YEAR PLAN

REV: 7/14/2022

				GRANT YEAR FUNDING SOURCE								
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 923,488.47	
Priority	Property	Work Item	Cost Estimate	Grant Year(s)	2020	2021	2022	2023	2024	2025	2026	SHORTFALL
				\$ 1,045,078.00	\$ 1,089,987.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00
2020 Projects												
CLOSED	Chuckanut	CER - N. Marine Contract: Chuckanut Square EIFS Repair	\$ 1,161,352.17	2018-2020	\$ 149,397.56							
		FHP - Builders Exchange	\$ 60.00	2020	\$ 60.00							
CLOSED	Hillside	HH2142 - Hillside Unit 2142 - Misc. Interior + Exterior Modernization - 1 to 4 Units 2020	\$ 13,820.10	2020	\$ 13,820.10							
CLOSED		FHP - Family Housing Paving Project	\$ 111,489.64	2020	\$ 111,489.64							
CLOSED		HUV - High Rise Closed Loop Treatment System	\$ 37,470.00	2020	\$ 37,470.00							
	High Rises	Administrative Salaries 2020	\$ 75,033.00	2020	\$ 80,485.35							
	Family Housing	Administrative Salaries 2020	\$ 21,163.00	2020	\$ 15,710.65							
2021 Projects												
ACTIVE		HRC - High Rise Security Camera Rehab	\$ 108,289.83	2020	\$ 108,289.83							
		HRC - Builders Exchange	\$ 60.00		\$ 60.00							
*	High Rises	Misc. Interior + Exterior Modernization - 1 to 6 Units 2021	\$ 10,000.00	2021		\$ 1,000.00						
*	Family Housing	Misc. Interior + Exterior Modernization - 1 to 4 Units 2021	\$ 10,000.00	2021		\$ 1,000.00						
*	High Rises	Misc. A+E 2021	\$ 10,000.00	2021		\$ 1,000.00						
*	Family Housing	Misc. A+E 2021	\$ 10,000.00	2021		\$ 1,000.00						
	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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				2020	2021	2022	2023	2024	2025	2026	SHORTFALL	
Priority	Property	Work Item	Cost Estimate	Grant Year(s)	\$ 1,045,078.00	\$ 1,089,987.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00
2022 Projects												
ACTIVE	Chuckanut	CPG - Chuckanut Square Parking Gate - N. Marine Contract	\$ 76,068.55	2020	\$ 76,068.55							
		CPG - Builders Exchange	\$ 102.25	2020	\$ 102.25							
ACTIVE	Chuckanut	CEW - Chuckanut Window Replacement - A+E (prioritize spending 2021 grant)	\$ 16,600.00	2021		\$ 16,600.00						
		CEW - DJC Public Notice	\$ 1,803.20			\$ 1,803.20						
1	All Properties	Energy Audits 2022 (prioritize spending 2021 grant)	\$ 25,000.00	2021		\$ 25,000.00						
2	Falls Park	Falls Park Patio Slab Replacement - Unit 3627 (prioritize spending 2021 grant) Remove patio + stump, repour patio	\$ 40,000.00	2021		\$ 40,000.00						
ACTIVE		High Rise Plumbing Risers - A+E (prioritize spending 2021 grant)	\$ 50,000.00	2021		\$ 50,000.00						
ACTIVE		CEW - Chuckanut Window Replacement (prioritize spending 2021 grant)	\$ 1,469,674.00	2020, 2021, 2022	\$ 452,124.07	\$ 856,387.80	\$ 161,162.13					
	Chuckanut	10% Contingency:	\$ 146,967.40				\$ 146,967.40					
3	Parkway	Parkway Crawlspace Improvements - A+E (prioritize spending 2021 grant)	\$ 5,000.00	2022			\$ 5,000.00					
4	Parkway	Parkway Crawlspace Improvements - new vapor barrier + insul. - 4 units @ \$10K/unit incl. remove wd. blocks from footings (prioritize spending 2021 grant)	\$ 40,000.00	2022			\$ 40,000.00					
	Parkway	Parkway Storm Drainage Repair - 24 units (prioritize spending 2021 grant)	\$ 24,000.00				\$ 24,000.00					
		Subtotal:	\$ 64,000.00									
		20% Contingency (prioritize spending 2021 grant):	\$ 12,800.00				\$ 12,800.00					
5		Family Housing Playground Replacement		2022								
	Parkway	(prioritize spending 2021 grant)	\$ 50,000.00				\$ 50,000.00					
	Falls Park		\$ 50,000.00				\$ 50,000.00					
	Texas Meadows		\$ 50,000.00				\$ 50,000.00					
	Hillside		\$ 50,000.00				\$ 50,000.00					
		Subtotal:	\$ 200,000.00									
		20% Contingency:	\$ 40,000.00				\$ 40,000.00					
6		High Rise Emergency Generator Replacement	\$ 60,000.00	2022			\$ 60,000.00					
		20% Contingency:	\$ 12,000.00				\$ 12,000.00					
7	Falls Park	Falls Park Gutter Replacement	\$ 70,000.00	2022			\$ 70,000.00					

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				2020	2021	2022	2023	2024	2025	2026	SHORTFALL	
Priority	Property	Work Item	Cost Estimate	Grant Year(s)	\$ 1,045,078.00	\$ 1,089,987.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 432,216.53
*	Hillside	Hillside Interior Rehab - 1 unit per year 2022	\$ 30,000.00	2022			\$ 30,000.00					
		10% Contingency:	\$ 3,000.00				\$ 3,000.00					
*		Falls Park, Texas + Trailside Interior Rehab - 2 units/yr 2022		2022								
	Falls Park		\$ 30,000.00				\$ 30,000.00					
	Texas Meadows		\$ 30,000.00				\$ 30,000.00					
		Subtotal:	\$ 60,000.00									
		10% Contingency:	\$ 6,000.00				\$ 6,000.00					
*	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					

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				\$	\$	\$	\$	\$	\$	\$	\$	\$
				2020	2021	2022	2023	2024	2025	2026	SHORTFALL	
Priority	Property	Work Item	Cost Estimate	Grant Year(s)	\$ 1,045,078.00	\$ 1,089,987.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 432,216.53
2023 Projects												
*	Hillside	Hillside Interior Rehab - 1 unit per year 2023	\$ 30,000.00	2023				\$ 30,000.00				
		10% Contingency:	\$ 3,000.00					\$ 3,000.00				
*		Falls Park, Texas + Trailside Interior Rehab - 2 units/yr 2023		2023								
	Falls Park		\$ 30,000.00					\$ 30,000.00				
	Texas Meadows		\$ 30,000.00					\$ 30,000.00				
		Subtotal:	\$ 60,000.00					\$ 60,000.00				
		10% Contingency:	\$ 6,000.00					\$ 6,000.00				
*	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				
2024 Projects												
8	Hillside	HHR - Hillside Roofing - metal roofing	\$ 1,500,000.00	2022, 2023, 2024			\$ 348,579.47	\$ 1,120,509.00	\$ 30,911.53			
		20% Contingency:	\$ 300,000.00	2024					\$ 300,000.00			
9		Family Housing Ventilation Repair - A+E	\$ 10,000.00	2024					\$ 10,000.00			
10		Family Housing Ventilation Repair - \$3,000/unit		2024								
	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						\$ 327,000.00			
		20% Contingency:	\$ 65,400.00						\$ 65,400.00			
*	Hillside	Hillside Interior Rehab - 1 unit per year 2024	\$ 30,000.00	2024					\$ 30,000.00			
		10% Contingency:	\$ 3,000.00						\$ 3,000.00			
*		Falls Park, Texas + Trailside Interior Rehab - 2 units/yr 2024		2024								
	Falls Park		\$ 30,000.00						\$ 30,000.00			
	Texas Meadows		\$ 30,000.00						\$ 30,000.00			
		Subtotal:	\$ 60,000.00						\$ 60,000.00			
		10% Contingency:	\$ 6,000.00						\$ 6,000.00			
*	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 2024	\$ 10,000.00	2024					\$ 10,000.00			
*	AMP 1123	Misc. A+E 2024	\$ 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	Grant Year(s)	2020	2021	2022	2023	2024	2025	2026	SHORTFALL
			Cost Estimate	\$ 1,045,078.00	\$ 1,089,987.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00
2025 Projects											
*	Hillside	Hillside Interior Rehab - 1 unit per year 2025	\$ 30,000.00	2025					\$ 30,000.00		
		10% Contingency:	\$ 3,000.00						\$ 3,000.00		
*		Falls Park, Texas + Trailside Interior Rehab - 2 units/yr 2025		2025							
	Falls Park		\$ 30,000.00						\$ 30,000.00		
	Texas Meadows		\$ 30,000.00						\$ 30,000.00		
		Subtotal:	\$ 60,000.00						\$ 60,000.00		
		10% Contingency:	\$ 6,000.00						\$ 6,000.00		
*	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		
2026 Projects											
11	Falls Park	Falls Park Siding Replacement incl. Laundry Room	\$ 1,600,000.00	2024, 2025, 2026				\$ 387,197.47	\$ 1,120,509.00	\$ 92,293.53	
		\$40/sf + 10% inflation per year after 2022									
		10% 2025 Inflation:	\$ 177,600.00	2026						\$ 177,600.00	
*	Hillside	Hillside Interior Rehab - 1 units per year 2026	\$ 30,000.00	2026						\$ 30,000.00	
		10% Contingency:	\$ 3,000.00							\$ 3,000.00	
*		Falls Park, Texas + Trailside Interior Rehab - 2 units/yr 2026		2026							
	Falls Park		\$ 30,000.00							\$ 30,000.00	
	Texas Meadows		\$ 30,000.00							\$ 30,000.00	
		Subtotal:	\$ 60,000.00							\$ 60,000.00	
		10% Contingency:	\$ 6,000.00							\$ 6,000.00	
*	AMP 1122	Misc. Interior + Exterior Modernization - 1 to 6 Units 2026	\$ 10,000.00	2026						\$ 10,000.00	
*	AMP 1123	Misc. Interior + Exterior Modernization - 1 to 4 Units 2026	\$ 10,000.00	2026						\$ 10,000.00	
*	AMP 1122	Misc. A+E 2026	\$ 10,000.00	2026						\$ 10,000.00	
*	AMP 1123	Misc. A+E 2026	\$ 10,000.00	2026						\$ 10,000.00	
	AMP 1122	Administrative Salaries 2026	\$ 75,033.00	2026						\$ 75,033.00	
	AMP 1123	Administrative Salaries 2026	\$ 21,163.00	2026						\$ 21,163.00	

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				2020	2021	2022	2023	2024	2025	2026	SHORTFALL	
Priority	Property	Work Item	Cost Estimate	Grant Year(s)	\$ 1,045,078.00	\$ 1,089,987.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	
2028 Projects + Beyond												
14		Texas Meadows Siding Replacement incl. Laundry Room	\$ 1,460,000.00	2027-?							\$ 100.00	\$ 1,459,900.00
		\$40/sf + 10% inflation per year after 2022										
		10% 2027 Inflation:	\$ 162,220.60	?							\$ 100.00	\$ 162,120.60
15	Trailside	Trailside Siding Replacement	\$ 224,000.00	?							\$ 100.00	\$ 223,900.00
		\$40/sf + 10% inflation per year after 2022										
		10% 2028 Inflation:	\$ 24,888.86	?								\$ 24,888.86
16		Family Housing Trash Enclosures		?								
	Parkway		\$ 24,000.00								\$ 100.00	\$ 23,900.00
	Falls Park		\$ 48,000.00									\$ 48,000.00
	Trailside		\$ 12,000.00									\$ 12,000.00
		Subtotal:	\$ 84,000.00									
		20% Contingency:	\$ 16,800.00									\$ 16,800.00
17	Lincoln	Lincoln Square Patio Removal -Remove Existing Patio, Replace with Sidewalk+Sod	\$ 22,000.00	?							\$ 100.00	\$ 21,900.00
		20% Contingency:	\$ 4,400.00									\$ 4,400.00
18		HEC - Highrise Elevator Cab Interiors	\$ 90,000.00	?							\$ 100.00	\$ 89,900.00
		20% Contingency:	\$ 18,000.00									\$ 18,000.00
19		Keyless Entry Project		?								
	High Rises	\$650/unit (198 units) ID0085 (2023)	\$ 258,050.00								\$ 100.00	\$ 257,950.00
	Parkway	\$650/unit (24 units)	\$ 15,600.00								\$ 100.00	\$ 15,500.00
	Falls Park	\$650/unit (28 units)	\$ 18,200.00									\$ 18,200.00
	Texas Meadows	\$650/unit (29 units)	\$ 18,850.00									\$ 18,850.00
	Hillside	\$650/unit (24 units)	\$ 15,600.00									\$ 15,600.00
	Trailside	\$650/unit (4 units)	\$ 2,600.00									\$ 2,600.00
		Subtotal:	\$ 328,900.00									
		20% Contingency:	\$ 65,780.00									\$ 65,780.00

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