

WCHA CFP 2021 - 2025 5-YEAR PLAN

REV: 7/14/2022

GRANT YEAR FUNDING SOURCE

Priority	Property	Work Item	Cost Estimate	Grant Year(s)	\$	\$	\$	\$	\$	\$	\$	\$	\$
					2020	2021	2022	2023	2024	2025	2026	2027	SHORTFALL
					\$ 196,025.00	\$ 205,205.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00
PRE-2019 Projects (Closed)					\$ 196,025.00	\$ 205,205.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 3,223,944.57
CLOSED	Birches	BPI - Birches Playground Replacement	\$ 46,890.00		\$ 1,000.00								
2020 Projects													
CLOSED	Birches	TBR - The Birches Roof Replacement (6 buildings)	\$ 154,824.00	2019-2020	\$ 73,433.64								
	Birches	TBR - Builders Exchange	\$ 60.00	2020	\$ 60.00								
	WCHA-Wide	Administrative Salaries 2020	\$ 14,000.00	2020	\$ 14,000.00								
2021 Projects													
CLOSED	Birches	BTS - Birches Roof Replacement	\$ 97,020.00	2020-2021	\$ 68,871.36	\$ 27,593.64							
		BTS - Builders Exchange	\$ 60.00	2020	\$ 60.00								
	WCHA-Wide	Administrative Salaries 2021	\$ 14,000.00	2021		\$ 14,000.00							
2022 Projects													
ACTIVE		BCR - Baycrest + Birches Roofs 2022	\$ 324,695.00	2020-2022	\$ 38,600.00	\$ 158,551.36	\$ 127,543.64						
		5% Contingency:	\$ 16,234.75				\$ 16,234.75						
		BCR - Builders Exchange	\$ 60.00	2021	\$ 60.00								
	WCHA-Wide	Administrative Salaries 2022	\$ 14,000.00	2022		\$ 14,000.00							
*	AMP 2211	Interior + Exterior Modernization - 1 to 4 Units 2022	\$ 10,000.00	2022		\$ 10,000.00							
*	AMP 2211	Misc. A+E 2022	\$ 4,000.00	2022		\$ 4,000.00							
2023 Projects													
1		BCR23 - Baycrest Roof Replacement 2023 - 7 units @ \$32K / unit	\$ 224,000.00	2022-2023		\$ 83,883.61	\$ 140,116.39						
*	Birches	Birches Roof Replacements - 2 bldgs @ \$35K ea.	\$ 70,000.00	2023			\$ 70,000.00						
	WCHA-Wide	Administrative Salaries 2023	\$ 14,000.00	2023		\$ 14,000.00							
*	AMP 2211	Interior + Exterior Modernization - 1 to 4 Units 2023	\$ 10,000.00	2023			\$ 10,000.00						
*	AMP 2211	Misc. A+E 2023	\$ 4,000.00	2023			\$ 4,000.00						
2024 Projects													
2		BCR24 - Baycrest Roof Replacement 2024 - 4 units @ \$32K / unit	\$ 128,000.00	2023-2024		\$ 17,545.61	\$ 110,454.39						
	Birches	Birches Roof Replacements - 1 bldgs @ \$35K ea.	\$ 35,000.00	2024			\$ 35,000.00						
	WCHA-Wide	Administrative Salaries 2024	\$ 14,000.00	2024			\$ 14,000.00						
*	AMP 2211	Interior + Exterior Modernization - 1 to 4 Units 2024	\$ 10,000.00	2024			\$ 10,000.00						
*	AMP 2211	Misc. A+E 2024	\$ 4,000.00	2024			\$ 4,000.00						

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Priority	Property	Work Item	Cost Estimate	Grant Year(s)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,968,282.57)
					2020	2021	2022	2023	2024	2025	2026	2027	SHORTFALL
			\$ 196,025.00		\$ 196,025.00	\$ 205,205.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00
2025 Projects					\$ 196,025.00	\$ 205,205.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 3,223,944.57
3	Baycrest	Baycrest Electrical Upgrades - \$10K/unit	\$ 190,000.00	2024-2025					\$ 82,207.61	\$ 107,792.39			
		Full rewire incl. grounding, new outlets, GFCI outlets, romex wiring, panels											
		20% Contingency:	\$ 38,000.00	2025						\$ 38,000.00			
	WCHA-Wide	Administrative Salaries 2025	\$ 14,000.00	2025						\$ 14,000.00			
*	AMP 2211	Misc. Interior + Exterior Modernization - 1 to 4 Units 2025	\$ 10,000.00	2025						\$ 10,000.00			
*	AMP 2211	Misc. A+E 2025	\$ 4,000.00	2025						\$ 4,000.00			
2026 Projects													
4		Baycrest + SeaMist Playground Replacement		2025-2026									
	Baycrest		\$ 50,000.00	2025						\$ 50,000.00			
	SeaMist		\$ 50,000.00	2025-2026						\$ 31,869.61	\$ 18,130.39		
	WCHA-Wide	Administrative Salaries 2026	\$ 14,000.00	2026							\$ 14,000.00		
*	AMP 2211	Misc. Interior + Exterior Modernization - 1 to 4 Units 2026	\$ 10,000.00	2026							\$ 10,000.00		
*	AMP 2211	Misc. A+E 2026	\$ 4,000.00	2026							\$ 4,000.00		

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				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,968,282.57)
				2020	2021	2022	2023	2024	2025	2026	2027	SHORTFALL
				\$ 196,025.00	\$ 205,205.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00
Priority	Property	Work Item	Cost Estimate	Grant Year(s)	\$ 196,025.00	\$ 205,205.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 255,662.00	\$ 3,223,944.57
2027 Projects + Beyond												
The following projects require additional funding from post-2026 grant years												
5		Seamist Siding Replacement		2026-?								
		\$40/sf + 10% inflation per year after 2022										
	Seamist	Siding	\$ 568,000.00	2026-?						\$ 208,831.61	\$ 237,608.00	\$ 121,560.39
		10% 2028 Inflation:	\$ 63,111.05	?								\$ 63,111.05
	Seamist	Trash Enclosure	\$ 24,000.00	?								\$ 24,000.00
	WCHA-Wide	Administrative Salaries 2027	\$ 14,000.00	2027							\$ 14,000.00	
*	AMP 2211	Misc. Interior + Exterior Modernization - 1 to 4 Units 2027	\$ 10,000.00	2027							\$ 2,027.00	
*	AMP 2211	Misc. A+E 2027	\$ 4,000.00	2027							\$ 2,027.00	
6		Bay Townhomes Siding Replacement		?								
		\$40/sf + 10% inflation per year after 2022										
	Bay Townhomes	Siding	\$ 176,000.00	?						\$ 100.00		\$ 175,900.00
		10% 2028 Inflation:	\$ 19,555.54									\$ 19,555.54
	Bay Townhomes	Trash Enclosure	\$ 24,000.00									\$ 24,000.00
7		Birches Siding Replacement (\$25,000/unit) + Trash Enclosures (\$24,000/unit)		?								
		\$40/sf + 10% inflation per year after 2022										
	Birches	Siding	\$ 1,636,000.00							\$ 100.00		\$ 1,635,900.00
		10% 2028 Inflation:	\$ 181,777.60									\$ 181,777.60
	Birches	Trash Enclosures	\$ 48,000.00									\$ 48,000.00
8		SeaMist + Bay Townhomes Roof Replacement		?								
	Seamist	12 units	\$ 384,000.00							\$ 100.00		\$ 383,900.00
	Bay Townhomes	3 units	\$ 90,000.00									\$ 90,000.00
9	Baycrest	Baycrest Interior Renovation - 17 units	\$ 340,000.00	?						\$ 100.00		\$ 339,900.00
		20% Contingency:	\$ 34,000.00									\$ 34,000.00
	Baycrest	Baycrest Interior Renovation - Relocation for 5 units @ \$5,500/unit	\$ 27,500.00	?						\$ 100.00		\$ 27,400.00
10		WCHA Keyless Entry Project \$650/unit (63 units)		?								
	Birches		\$ 19,500.00							\$ 100.00		\$ 19,400.00
	Baycrest		\$ 11,700.00									\$ 11,700.00
	Seamist		\$ 7,800.00									\$ 7,800.00
	Bay Townhomes		\$ 1,950.00									\$ 1,950.00
		Subtotal:	\$ 40,950.00									
		20% Contingency:	\$ 8,190.00									\$ 8,190.00
11	Birches	Birches Electrical Panel Upgrade @ \$200/unit	\$ 6,000.00	?						\$ 100.00		\$ 5,900.00

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