

BHA CFP 2022 - 2026 5-YEAR PLAN

REV: 8/1/2023

				GRANT YEAR FUNDING SOURCE														
				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	(830,396.78)
Priority	Property	Work Item	Cost Estimate	Grant Year(s)	2020	2021	2022	2023	2024	2021D1	2021D2	2025	2026	2027	SHORTFALL			
2024 Projects					\$ 1,045,078.00	\$ 1,089,987.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 70,612.00	\$ 25,930.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 2,186,101.78		
9	Hillside	HHR - Hillside Roofing - metal roofing	\$ 1,500,000.00	2022-2024			\$ 235,555.34	\$ 1,100,509.00	\$ 163,935.66									
		20% Contingency:	\$ 300,000.00	2024					\$ 300,000.00									
10		Family Housing Ventilation Repair - A+E	\$ 10,000.00	2024					\$ 10,000.00									
11		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															
		20% Contingency:	\$ 65,400.00						\$ 65,400.00									
*	AMP 1122	High Rises Vinyl Plank Flooring 2024	\$ 10,000.00	2024					\$ 10,000.00									
*	AMP 1123	Family Housing Vinyl Plank Flooring 2024	\$ 10,000.00	2024					\$ 10,000.00									
*	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															
		10% Contingency:	\$ 6,000.00						\$ 6,000.00									
12	Highrises	HRS - High Rise Plumbing Risers - A+E for emergency fund application	\$ 50,000.00	2024					\$ 50,000.00									
*	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									
2025 Projects																		
13	Falls Park	Falls Park Gutter Replacement - 2025	\$ 70,000.00	2024					\$ 70,000.00									
*	AMP 1122	High Rises Vinyl Plank Flooring 2025	\$ 10,000.00	2025								\$ 10,000.00						
*	AMP 1123	Family Housing Vinyl Plank Flooring 2025	\$ 10,000.00	2025								\$ 10,000.00						
*	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															
		10% Contingency:	\$ 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						

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				GRANT YEAR FUNDING SOURCE															
				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	(830,396.78)
Priority	Property	Work Item	Cost Estimate	Grant Year(s)	2020	2021	2022	2023	2024	2021D1	2021D2	2025	2026	2027	SHORTFALL				
					\$ 1,045,078.00	\$ 1,089,987.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 70,612.00	\$ 25,930.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 2,186,101.78				
2026 Projects																			
14	Falls Park	Falls Park Siding Replacement incl. Laundry Room \$40/sf + 10% inflation per year after 2022	\$ 1,600,000.00	2024, 2021D1, 2021D2, 2025, 2026					\$ 114,173.34	\$ 70,612.00	\$ 25,930.00	\$ 1,100,509.00	\$ 288,775.66						
		10% 2026 Inflation:	\$ 177,760.00	2026									\$ 177,760.00						
15	Chuckanut	Chuckanut Square Roof Replacement	\$ 150,000.00	2026									\$ 150,000.00						
		10% 2026 Inflation:	\$ 16,650.00										\$ 16,650.00						
*	AMP 1122	High Rises Vinyl Plank Flooring 2026	\$ 10,000.00	2026									\$ 10,000.00						
*	AMP 1123	Family Housing Vinyl Plank Flooring 2026	\$ 10,000.00	2026									\$ 10,000.00						
*	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									\$ 30,000.00						
	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						
2027 Projects																			
16		Parkway Siding Replacement incl. Community Building \$40/sf + 10% inflation per year after 2022	\$ 1,120,000.00	2026-2027									\$ 467,323.34	\$ 652,676.66					
		10% 2027 Inflation:	\$ 124,443.20	2027										\$ 124,443.20					
17		Parkway Patio Partitions	\$ 7,000.00	2027									\$ 7,000.00						
		20% Contingency:	\$ 1,400.00										\$ 1,400.00						
*	AMP 1122	High Rises Vinyl Plank Flooring 2027	\$ 10,000.00	2027									\$ 10,000.00						
*	AMP 1123	Family Housing Vinyl Plank Flooring 2027	\$ 10,000.00	2027									\$ 10,000.00						
*	Hillside	Hillside Interior Rehab - 1 units per year 2027	\$ 30,000.00	2027									\$ 30,000.00						
		10% Contingency:	\$ 3,000.00										\$ 3,000.00						
*		Falls Park, Texas + Trailside Interior Rehab - 2 units/yr 2027		2027									\$ 30,000.00						
	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 2027	\$ 10,000.00	2027									\$ 10,000.00						
*	AMP 1123	Misc. Interior + Exterior Modernization - 1 to 4 Units 2027	\$ 10,000.00	2027									\$ 10,000.00						
*	AMP 1122	Misc. A+E 2026	\$ 10,000.00	2027									\$ 10,000.00						
*	AMP 1123	Misc. A+E 2026	\$ 10,000.00	2027									\$ 10,000.00						
	AMP 1122	Administrative Salaries 2027	\$ 75,033.00	2027									\$ 75,033.00						
	AMP 1123	Administrative Salaries 2027	\$ 21,163.00	2027									\$ 21,163.00						

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			GRANT YEAR FUNDING SOURCE												
			2020	2021	2022	2023	2024	2021D1	2021D2	2025	2026	2027	SHORTFALL		
Priority	Property	Work Item	Cost Estimate	Grant Year(s)	\$	\$	\$	\$	\$	\$	\$	\$	\$		
2028 Projects + Beyond															
18		Texas Meadows Siding Replacement incl. Laundry Room \$40/sf + 10% inflation per year after 2022	\$ 1,460,000.00	2027-?	\$ 1,045,078.00	\$ 1,089,987.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 70,612.00	\$ 25,930.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 1,355,705.00	\$ 2,186,101.78
		10% 2028 Inflation:	\$ 162,222.06	?											\$ 162,222.06
19	Trailside	Trailside Siding Replacement \$40/sf + 10% inflation per year after 2022	\$ 224,000.00	?										\$ 100.00	\$ 223,900.00
		10% 2028 Inflation:	\$ 24,888.86	?											\$ 24,888.86
20		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
21	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
22		HEC - Highrise Elevator Cab Interiors	\$ 90,000.00	?										\$ 100.00	\$ 89,900.00
		20% Contingency:	\$ 18,000.00												\$ 18,000.00
23		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	\$ 15,600.00
	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.