

WCHA CFP 2021 - 2025 5-YEAR PLAN

REV: 8/1/2023

				GRANT YEAR FUNDING SOURCE									
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				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	\$ 264,933.00	
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	\$ 255,662.00	\$ 3,009,237.82
2023 Projects													
1		BCR23 - Baycrest Roof Replacement 2023 - 8 units	\$ 99,750.00	2022			\$ 99,750.00						
		Est. Sheathing	\$ 41,023.00				\$ 41,023.00						
		Unit 4662	\$ 12,500.00				\$ 12,500.00						
		Est. Sheathing	\$ 4,952.00				\$ 4,952.00						
		Unit 4660	\$ 12,500.00				\$ 12,500.00						
		Est. Sheathing	\$ 4,952.00				\$ 4,952.00						
		Unit 4678	\$ 12,500.00				\$ 12,500.00						
		Est. Sheathing	\$ 4,952.00				\$ 4,952.00						
		Boys + Girls Club	\$ 12,500.00				\$ 6,319.36	\$ 6,180.64					
		Est. Sheathing	\$ 4,683.00				\$ 4,683.00						
			\$ 210,312.00										
	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		Birches Dryer Exhaust Rerouting	\$ 58,000.00	2022-2023				\$ 58,000.00					
3	Birches	Birches Electrical Panel Upgrade @ \$500/unit	\$ 15,000.00	2023				\$ 15,000.00					
4	Birches	Birches Roof Replacements - 2 bldgs @ \$35K ea.	\$ 70,000.00	2023				\$ 70,000.00					
5	Baycrest	Baycrest Electrical Upgrades - \$10K/unit	\$ 190,000.00	2023-2024				\$ 73,798.36	\$ 116,201.64				
		Full rewire incl. grounding, new outlets, GFCI outlets, romex wiring, panels											
		20% Contingency:	\$ 38,000.00	2024					\$ 38,000.00				
	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				
2025 Projects													
6		Baycrest + SeaMist Playground Replacement - 2026		2024-2025									
	Baycrest		\$ 50,000.00	2024				\$ 50,000.00					
	SeaMist		\$ 50,000.00	2024-2025				\$ 23,460.36	\$ 26,539.64				
	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													
	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			

WCHA CFP 2021 - 2025 5-YEAR PLAN

REV: 8/1/2023

				GRANT YEAR FUNDING SOURCE								
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				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	\$ 264,933.00
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	\$ 3,009,237.82
2027 Projects + Beyond												
The following projects require additional funding from post-2026 grant years												
7		Seamist Siding Replacement		2025-?								
	Seamist	\$40/sf + 10% inflation per year after 2022	\$ 568,000.00	2025-?					\$ 201,122.36	\$ 227,662.00	\$ 227,062.00	\$ (87,846.36)
		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							\$ 10,000.00	
*	AMP 2211	Misc. A+E 2027	\$ 4,000.00	2027							\$ 4,000.00	
8		Bay Townhomes Siding Replacement		?								
	Bay Townhomes	\$40/sf + 10% inflation per year after 2022	\$ 176,000.00								\$ 100.00	\$ 176,000.00
		10% 2028 Inflation:	\$ 19,555.54									\$ 19,555.54
	Bay Townhomes	Trash Enclosure	\$ 24,000.00									\$ 24,000.00
9		Birches Siding Replacement (\$25,000/unit) + Trash Enclosures (\$24,000/unit)		?								
	Birches	\$40/sf + 10% inflation per year after 2022	\$ 1,636,000.00								\$ 100.00	\$ 1,636,000.00
		10% 2028 Inflation:	\$ 181,777.60									\$ 181,777.60
	Birches	Trash Enclosures	\$ 48,000.00									\$ 48,000.00
10		SeaMist + Bay Townhomes Roof Replacement		?								
	Seamist	12 units	\$ 384,000.00								\$ 100.00	\$ 384,000.00
	Bay Townhomes	3 units	\$ 90,000.00									\$ 90,000.00
11	Baycrest	Baycrest Interior Renovation - 17 units	\$ 340,000.00	?							\$ 100.00	\$ 340,000.00
		20% Contingency:	\$ 34,000.00									\$ 34,000.00
	Baycrest	Baycrest Interior Renovation - Relocation for 5 units @ \$5,500/unit	\$ 27,500.00	?							\$ 100.00	\$ 27,500.00
12		WCHA Keyless Entry Project \$650/unit (63 units)		?								
	Birches		\$ 19,500.00								\$ 100.00	\$ 19,500.00
	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

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