Status:	Approval Date:	Approved By:			02/28/2022				
Part	Part I: Summary								
PHA Name : New Bern Housing AuthorityPHA Number: NC 5-3			Locality (City/County & State)		Revised 5-Year Plan (Revision No:				
А.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029			
	NC 3-5	\$800,000.00	\$800,000.00	\$800,000.00	\$800,000.00	\$800,000.00			

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Part II: Supporting Pages - Physical Needs Work Statements (s)							
Work State	Work Statement for Year 1 2025						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
	NC 3-5			\$800,000.00			
ID0001	Operations (1406)	Operations		\$100,000.00			
ID0002	Management Improvements (1408) Computer/Server/Software Upgrade; Management Improvement (1408) Salaries; Management Improvements (1408) Staff Training; Management Improvement (1408) 504 Training; Management Improvement (1408)-Other)	Management Improvements		\$56,000.00			
ID0003	Administration (1410) Technical/Accounting/Staff Salaries; Administration (1410) Sundry	Administration		\$79,600.00			
ID0004	General Capital Activity (1480) Fees and Costs - Needs Assessment, A&E Design, 504 Consultant FFees, Asbestos Testing, Documents and Abatement, Contract Administration, Energy Audit, Utility Allowance Calculation	Fees and Costs		\$41,000.00			

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)							
Work State	Work Statement for Year 1 2025							
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost				
ID0005	Site Improvements (1480) Curb and Gutter Repairs; Site Improvement (1480) Repair Walks to Remove Trip Hazads; Site Improvement (1480) Erosion Control & Drainage; Topsoil; Handrails Repaired; Site Improvement (1480) 504 Curb and Gutter Repairs; Site Improvement (1480) Replace failing Clothesline System	Site Improvements		\$18,000.00				
ID0006	Dwelling Structures Exterior (1480) Porch Repairs; Screen Doors/Hardware Replaced; Replace Weatherstripping, New Gutters & Downspouts; Paint & Caulking, Roof Repairs, Seal & Tuck Point Mortar at Chimneys; Replace Chimney Hoods, Repair Soffits; Clean/Seal Brick; Replace Windows; Replace HVAC/Mechanical systems; New Rails & Erosion Control @Accessible Ramps.	Dwelling Structures		\$444,000.00				
	F y gnipi 'Utwewtgu'føyetlqt''36: 2+'Cudguqu'Vgukpi '('Cdcygo gpv=P gy 'Y cyt'] gcytu.'P gy 'Ecni' hqt'Ck' 'U{ ugo u=P gy 'føyetlqt'F qqtull ctf y ctg=Tgy qtf 'F qqt'Vtbo =Tgr meg''Hqqtbi =Tgr meg'' Uqxg''Vqr 'Tcpi g'' qqf 'Hkg'Gzvkpi vkj gtu=Tgr ck'Msej gp'Ecdkpgu.'Eqwpet qr u'Ukpmi'cu'bggf gf =' Rchy'hxnibyetlqt'qt'lyblxu'cv'wu pqxgtu=Tgr ck 'gzwtgf 'egklpi u=Qy gt 'Tgr cku'cv'Wu pqxgt=Tgr meg'' Egtco ke 'Vkg'''Vvd'Uwtqwpf u=Tgi ne g'qt'tgr meg'wdu'cu'pggf gf =P gy 'F wevcpf 'Gzj cwu'Hzp'kp'' Dcy u'cu'pggf gf =P gy 'O gf kekpg'Ecdkpgul'kp'Dcy u'cu'pggf gf =Tgr meg''kpf gt'uncd'ecuv'kqp'r k gu'cu' pggf gf =Grab bars per Code; adjustable shower heads per Code; protective wrap at lavatories per Code; install lever hardware at accessible units per Code; Rtqxkf g''pgy 'T HKE'cv/Msej gp'cpf '' Y cuj gt=Wr i ctf g'tki j kpi 'cu'pggf gf =P ggf 'Lo qng'F ggesqtu'kp'Dgf tqqo u 'hwnf 'kpgti tcyf' y kj '' kpgtcqppgekqp''q'gzkukpi 'j cm'cpf 'Hskpi area detectors; repaire/replace stobes at accessible units per Code.							

Part II: Sup	porting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025		2025			
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost

ID0007	Equipment (1480) Dwelling - Refrigerators, Ranges. Equipment (1480)) Non-Dwelling -New Truck; Computer Hardware	Equipment	\$61,400.00

Part II: Supporting Pages - Physical Needs Work Statements (s)								
Work State	Work Statement for Year 2 2026							
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost				
	NC 5-3			\$800,000.00				
ID0008	Operations (1406)	Operations		\$160,000.00				
ID0009	Management Improvements (1408) Computer/Server/Software Upgrade; Management Improvement (1408) Salaries; Management Improvements (1408) Staff Training; Management Improvement (1408) 504 Training; Management Improvement (1408)-Other)S	Management Improvements		\$65,000.00				
ID0010	d Administration (1410) Technical/Accounting/Staff Salaries; Administration (1410) Sundryy	Administration		\$91,000.00				
ID0011	General Capital Activity (1480) Fees and Costs - Needs Assessment, A&E Design, 504 Consultant Fees, Asbestos Testing, Documents and Abatement, Contract Administration	FFees & Costs		\$29,000.00				

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s) Work Statement for Year 2 2026						
Work State							
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0012	Site Improvements (1480) Curb and Gutter Repairs; Site Improvement (1480) Repair Walks to Remove Trip Hazads; Site Improvement (1480) Erosion Control & Drainage; Site Improvements (1480) Handrails Repaired; Site Improvement (1480) 504 Curb and Gutter Repairs; Site Improvement (1480) Replace failing Clothesline SystemS	Site Improvements		\$12,000.00			
ID0013	Dwelling Structures Exterior (1480) Porch Repairs; Screen Doors/Hardware Replaced; Replace Weatherstripping, New Gutters & Downspouts; Paint & Caulking, Roof Repairs, Seal & Tuck Point Mortar at Chimneys; Replace Chimney Hoods, Repair Soffits; Clean/Seal Brick; Replace Windows; Replace HVAC/Mechanical systems; New Rails & Erosion Control @Accessible Ramps.	Dwelling Structures		\$414,800.00			
	Dwelling Structures Interior (1480) Asbestos Testing & Abatement; New Water Heaters, New Call for Aid Systems; New Interior Doors/Hardware; Reword Door Trim; Replace Flooring; Replace Stove Top Range Hood Fire Extinguishers; Repair Kitchen Cabinets, Countertops, Sinks as needed; Paint full interior of units at turnovers; Repair textured ceilings; Other Repairs at Turnover; Replace Ceramic Tile Tub Surrounds; Reglaze or replace tubs as needed; New Duct and Exhaust Fan in Baths as needed; New Medicine Cabinets in Baths as needed; Replace under slab cast iron pipes as needed; Grab bars per Code; adjustable shower heads per Code; protective wrap at lavatories per Code; install lever hardware at accessible units per Code; Provide new GFIC at Kitchen and Washer; Upgrade lighting as needed; Need Smoke Detectors in Bedrooms, fully intergrated with interconnection to existing hall and living area detectors; repair/replace stobes at accessible units per Code.						

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 2 2026					
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost

ID0014	Equipment (1480) Dwelling - Refrigerators, Rangesg - Equipment 1480 Non-Dwelling g- Mowers	Equipment	\$28,200.00

Part II: Supporting Pages - Physical Needs Work Statements (s)							
Work State	Work Statement for Year 3 20277						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
	NC 5-3			\$800,000.00			
ID0015	Operations (1406)	Operations		\$200,000.00			
ID0016	Management Improvements (1408) Computer/Server/Software Upgrade; Management Improvement (1408) Salaries; Management Improvements (1408) Staff Training; Management Improvement (1408)-Other)g; 504 Training; Management Improvement (1408)-Other)g;	Management Improvements		\$49,000.00			
ID00177	A Administration (1410) Technical/Accounting/Staff Salaries; Administration (1410) Sundryy	AAdministration		\$103,000.00			
ID0018	G General Capital Activity (1480) Fees and Costs - Needs Assessment, A&E Design, 504 Consultant Fees, Asbestos Testing, Documents and Abatement, Contract Administration, Energy Audit, Utility Allowance Calculation	Fees and Costs		\$30,000.00			

Part II: Sup	oporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 3 20277						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0019	SSite Improvements (1480) Curb and Gutter Repairs; Site Improvement (1480) Repair Walks to Remove Trip Hazads; Site Improvement (1480) Erosion Control & Drainage; Site Improvements (1480) Handrails Repaired; Site Improvement (1480) 504 Curb and Gutter Repairs; Site Improvement (1480) Replace failing Clothesline System; Replace water lines; Tree Removal/Trimmingg	Site Improvements		\$21,000.00		
ID0020	Dwelling Structures Exterior (1480) Porch Repairs; Screen Doors/Hardware Replaced; Replace Weatherstripping, New Gutters & Downspouts; Paint & Caulking, Roof Repairs, Seal & Tuck Point Mortar at Chimneys; Replace Chimney Hoods, Repair Soffits; Clean/Seal Brick; Replace Windows; Replace HVAC/Mechanical systems; New Rails & Erosion Control @Accessible Ramps.	Dwelling Structures		\$366,100.00		
	Dwelling Structures Interior (1480) Asbestos Testing & Abatement; New Water Heaters, New Call for Aid Systems; New Interior Doors/Hardware; Reword Door Trim; Replace Flooring; Replace Stove Top Range Hood Fire Extinguishers; Repair Kitchen Cabinets, Countertops, Sinks as needed; Paint full interior of units at turnovers; Repair textured ceilings; Other Repairs at Turnover; Replace Ceramic Tile Tub Surrounds; Reglaze or replace tubs as needed; New Duct and Exhaust Fan in Baths as needed; New Medicine Cabinets in Baths as needed; Replace under slab cast iron pipes as needed; Grab bars per Code; adjustable shower heads per Code; protective wrap at lavatories per Code; install lever hardware at accessible units per Code; Provide new GFIC at Kitchen and Washer; Upgrade lighting as needed; repair/replace strobes at accessible units per Code.					

Part II: Sup	porting Pages - Physical Needs Work Statements (s)				
Work Statement for Year32027		2027			
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost

ID0021	E Equipment (1480) Dwelling - Refrigerators, Ranges - Equipment 1480 Non-Dwelling - Office Equipment	Equipment	\$30,200.00

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Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work State	Work Statement for Year 4 2028						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
	NC 5-3			\$800,000.00			
ID0022	Operations (1406)	Operations		\$166,000.00			
ID0023	Management Improvements (1408) Computer/Server/Software Upgrade; Management Improvement (1408) Salaries; Management Improvements (1408) Staff Training; Management Improvement (1408)-Other)	Management Improvements		\$65,500.00			
ID0024	Administration (1410) Technical/Accounting/Staff Salaries; Administration (1410) Sundryy	Administration		\$109,000.00			
ID0025	General Captal Activity (1480) Fees and Costs - Needs Assessment, A&E Design, 504 Consultant Fees, Asbestos Testing, Documents and Abatement, Contract Administration, Energy Audit, Utility Allowance CalculationG	Fees and Costs		\$33,000.00			

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work State	Work Statement for Year 4 2028					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0026	Site Improvements (1480) Curb and Gutter Repairs; Site Improvement (1480) Repair Walks to Remove Trip Hazards; Site Improvement (1480) Erosion Control & Drainage; Site Improvements (1480) Handrails Repaired; Site Improvement (1480) 504 Curb and Gutter Repairs; Site Improvement (1480) Replace failing Clothesline System; Replace water lines; Tree Removal/Triming	Site Improvements		9,000.00		
ID0027	 Dwelling Structures Exterior (1480) Porch Repairs; Screen Doors/Hardware Replaced; Replace Weatherstripping, New Gutters & Downspouts; Paint & Caulking, Roof Repairs, Seal & Tuck Point Mortar at Chimneys; Replace Chimney Hoods, Repair Soffits; Clean/Seal Brick; Replace Windows; Replace HVAC/Mechanical systems; New Rails & Erosion Control @Accessible Ramps. Dwelling Structures Interior (1480) Asbestos Testing & Abatement; New Water Heaters, New Call for Aid Systems; New Interior Doors/Hardware; Reword Door Trim; Replace Flooring; Replace Stove Top Range Hood Fire Extinguishers; Repair Kitchen Cabinets, Countertops, Sinks as needed; Paint full interior of units at turnovers; Repair textured ceilings; Other Repairs at Turnover; Replace Ceramic Tile Tub Surrounds; Reglaze or replace tubs as needed; New Mucti Exhaust Fan in Baths as needed; New Medicine Cabinets in Baths as needed; Replace under slab cast iron pipes as needed; Grab bars per Code; adjustable shower heads per Code; protective wrap at lavatories per Code; Install lever hardware at accessible units per Code; Provide new GFIC at Kitchen and Washer; Upgrade lighting as needed; repair/replace stobes at accessible units per Code. 	Dwelling Structures		\$354,300.00		

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 4 2028					
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost

ID	00028	Equipment (1480) Dwelling - Refrigerators, Ranges Equipment 1480 Non-Dwelling - Truck, Radio Cell Phonesu	EEquipment	\$63,200.00

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work State	Work Statement for Year 5 2029						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
	NC 3-5			\$800,000.00			
ID0029	Operations (1406)	Operations		\$192,000.00			
ID0030	Management Improvements (1408) Computer/Server/Software Upgrade; Management Improvement (1408) Salaries; Management Improvements (1408) Staff Training; Management Improvement (1408) 504 Training)	Management Imporovemnts		\$54,500.00			
ID0031	AAdministration (1410) Technical/Accounting/Staff Salaries; Administration (1410) Sundryy	Adinistration		\$115,000.00			
ID0032	General Capital Activity (1480) Fees and Costs - Needs Assessment, A&E Design, 504 Consultant Fees, Asbestos Testing, Documents and Abatement, Contract Administration, Energy Audit, Utility Allowance Calculation	Fees and Costs		\$37,000.00			

Part II: Sup	oporting Pages - Physical Needs Work Statements (s)						
Work State	Work Statement for Year 5 2029						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0034	Site Improvements (1480) Curb and Gutter Repairs; Site Improvement (1480) Repair Walks to Remove Trip Hazards; Site Improvement (1480) Erosion Control & Drainage; Site Improvements (1480) Handrails Repaired; Site Improvement (1480) 504 Curb and Gutter Repairs; Site Improvement (1480) Replace failing Clothesline System; Replace water lines; Tree Removal/Trimming	Site Improvments		\$6,500.00			
ID0035	Dwelling Structures Exterior (1480) Porch Repairs; Screen Doors/Hardware Replaced; Replace Weatherstripping, New Gutters & Downspouts; Paint & Caulking, Roof Repairs, Seal & Tuck Point Mortar at Chimneys; Replace Chimney Hoods, Repair Soffits; Clean/Seal Brick; Replace Windows; Replace HVAC/Mechanical systems; New Rails & Erosion Control @Accessible Ramps.	Dwelling Structures		\$363,800.00			
	Dwelling Structures Interior (1480) Asbestos Testing & Abatement; New Water Heaters, New Call for Aid Systems; New Interior Doors/Hardware; Reword Door Trim; Replace Flooring; Replace Stove Top Range Hood Fire Extinguishers; Repair Kitchen Cabinets, Countertops, Sinks as needed; Paint full interior of units at turnovers; Repair textured ceilings; Other Repairs at Turnover; Replace Ceramic Tile Tub Surrounds; Reglaze/replace tubs; New Duct and Exhaust Fan in Baths; New Medicine Cabinets in Baths as needed; Replace under slab cast iron pipes as needed; Grab bars per Code; adjustable shower heads per Code; protective wrap at lavatories per Code; install lever hardware at accessible units per Code; Provide new GFIC at Kitchen and Washer; Upgrade lighting as needed;						

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work State	nent for Year 5	2029				
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost	

ID0036	Equipment (1480) Dwelling - Refrigerators, Ranges Equipment 1480 Non-Dwelling - Mowers	Equipment	\$31,200.00