

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 04/27/2026

Approved By: OLORUNYOMI, FUNSO

Part I: Summary						
PHA Name : Housing Authority of the County of Chester		Locality (City/County & State)				
PHA Number: PA046		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	222 N CHURCH & LOCUST, MAPLE, SPRUCE CTS	\$378,690.00	\$310,000.00	\$310,000.00		
	KING TERR & FAIRVIEW VILL (PA046000004)	\$37,000.00	\$20,000.00	\$55,000.00		
	OXFORD TERRACE (PA046000008)	\$124,259.00	\$20,000.00	\$60,000.00		
	AUTHORITY-WIDE	\$290,741.00		\$275,000.00		

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	KING TERR & FAIRVIEW VILL (PA046000004)			\$37,000.00
ID0000327	Windows(Dwelling Unit-Exterior (1480)-Windows)	Windows Repair/ Replacement		\$10,000.00
ID0000331	Trash Compactor(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Repair/Replacement of the Trash Compactor		\$5,000.00
ID0000332	Piping (Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Piping Repair/Replace above or underground.		\$10,000.00
ID0000338	Refrigerators (Dwelling Unit-Interior (1480)-Appliances)	New Refrigerators for the units.		\$2,000.00
ID0000340	Toilets(Dwelling Unit-Interior (1480)-Appliances)	New Toilets for the units.		\$10,000.00
	OXFORD TERRACE (PA046000008)			\$124,259.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000328	Windows(Dwelling Unit-Exterior (1480)-Windows)	Windows for the entire building.		\$75,000.00
ID0000330	Trash Compactor(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Repair/Replacement of the Trash Compactor.		\$7,500.00
ID0000333	Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace window shutters.		\$12,000.00
ID0000334	Piping(Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage)	Piping repair/replace above or underground.		\$10,000.00
ID0000337	Light Fixtures(Dwelling Unit-Site Work (1480)-Lighting)	Repair/replace Light Fixtures		\$10,000.00
ID0000339	Common area renovation(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Community room upgrade, including automatic doors.		\$9,759.00
	222 N CHURCH & LOCUST, MAPLE, SPRUCE CTS (PA046000025)			\$378,690.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000329	Elevator repair(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Sub pump for elevator.		\$10,000.00
ID0000335	Windows(Non-Dwelling Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Windows)	New windows for every unit in the building.		\$61,000.00
ID0000336	Porch/deck(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies)	Wooden deck replacement.		\$125,000.00
ID0000362	Boiler Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Replace obsolete boiler system due to age, declining performance, and increased maintenance needs. New high-efficiency unit will improve reliability, reduce energy consumption, and ensure consistent heating service for residents		\$182,690.00
	AUTHORITY-WIDE (NAWASD)			\$290,741.00
ID0000345	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration		\$83,069.00
ID0000346	Operations(Operations (1406))	Operation		\$207,672.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	KING TERR & FAIRVIEW VILL (PA046000004)			\$55,000.00
ID0000350	Rehab Units(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Rehab complete unit interior, including bedrooms and common areas.		\$30,000.00
ID0000357	Trash Compactor(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Trash Compactor and equipment for trash removal.		\$15,000.00
ID0000359	Mold Remediation(Dwelling Unit-Interior (1480)-Other)	Remove and remediation of molded units.		\$10,000.00
	OXFORD TERRACE (PA046000008)			\$60,000.00
ID0000351	Rehab Units(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Rehab complete unit interior, including bedrooms and common areas.		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000360	Mold Remediation(Dwelling Unit-Interior (1480)-Other)	Remove and remediation of molded units.		\$10,000.00
	222 N CHURCH & LOCUST, MAPLE, SPRUCE CTS (PA046000025)			\$310,000.00
ID0000352	Rehab Units(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Rehab complete unit interior, including bedrooms and common areas. Including the family row homes, some containing 3+ bedrooms.		\$260,000.00
ID0000353	Repair Siding on Building(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding)	Repair Exterior structure cracks on the building.		\$10,000.00
ID0000358	Mold Remediation(Dwelling Unit-Interior (1480)-Other)	Remove and remediation of molded units.		\$40,000.00
	AUTHORITY-WIDE (NAWASD)			\$275,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$83,069.00
Operations(Operations (1406))	\$207,672.00
Subtotal of Estimated Cost	\$290,741.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$175,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$70,000.00
Computer Upgrades(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	\$30,000.00
Subtotal of Estimated Cost	\$275,000.00