

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 05/18/2026 Approved By: COPELAND, STACY

Part I: Summary						
PHA Name : Pleasanton Housing Authority		Locality (City/County & State)				
PHA Number: KS052		☒ Original 5-Year Plan ☐ 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
	PLEASANTON PHA (KS052000001)	\$121,590.00	\$121,590.00	\$121,590.00	\$121,590.00	\$121,590.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

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
	PLEASANTON PHA (KS052000001)			\$121,590.00
ID0000117	Operations(Operations (1406))	Operations		\$86,365.00
ID0000119	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repairs to Concrete, Paving, Steps, Driveways, Walkways, and Porches near the building and unforeseen damages.		\$2,000.00
ID0000120	Kitchen Update/Repair(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen Update/Repair for Units during Turnarounds (Flooring, painting, kitchen cabinets, kitchen sinks and fauctes). An estimated 2 Units a year.		\$2,000.00
ID0000121	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace stoves, refrigerators, and/or hot water tanks as needed for approximately 2 Units.		\$2,000.00
ID0000122	Foundation(Dwelling Unit-Exterior (1480)-Foundations)	Foundation Repairs - Stabilize uneven floors (Phase 1) approximately 3-5		\$10,000.00
ID0000123	Planned Maintenance Contract(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Planned Preventive Maintenance for all Units(40), Office(1), and Community Room(1). The contractor will check furnaces (Fall and Winter) and A/C (Spring and Summer)		\$5,590.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000125	Air Ducts(Dwelling Unit-Interior (1480)-Mechanical)	Air Ducts Cleaning for 5 Units.		\$1,885.00
ID0000158	Bathroom Update/Repair(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom Update/Repair for Units during Turnarounds (Bathroom counters and sinks, flooring, commodes, doors, painting, tubs and showers). An estimated 2 Units a year.		\$2,000.00
ID0000163	Sewer Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replacement of sewer lines around the building.		\$4,875.00
ID0000164	Tree Removal(Dwelling Unit-Site Work (1480)-Landscape)	Remove approximately 3-5 trees around building.		\$4,875.00
	Subtotal of Estimated Cost			\$121,590.00

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PLEASANTON PHA (KS052000001)			\$121,590.00
ID0000126	Operations(Operations (1406))	Operations		\$88,250.00
ID0000128	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repairs to Concrete, Paving, Steps, Driveways, Walkways, and Porches near the building, and unforeseen damages		\$2,000.00
ID0000129	Kitchen Update/Repair(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen Update/Repair for Units during turnarounds (Flooring, painting, kitchen cabinets, kitchen sinks and fauctes). An estimated 2 Units a year.		\$2,000.00
ID0000130	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace stoves, refrigerators, and/or hot water tanks as needed for approximately 2 Units.		\$2,000.00
ID0000131	Foundation(Dwelling Unit-Exterior (1480)-Foundations)	Foundation Repairs - Stabilize uneven floors (Phase 2) approximately 3-5		\$10,000.00
ID0000132	Planned Maintenance Contract(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Planned Preventive Maintenance for all Units(40), Office(1), and Community Room(1). The contractor will check furnaces(Fall and Winter) and A/C(Spring and Summer)		\$5,590.00

Form HUD-50075.2(4/2008)

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Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PLEASANTON PHA (KS052000001)			\$121,590.00
ID0000142	Operations(Operations (1406))	Operations		\$88,250.00
ID0000144	Site Improvement(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repairs to Concrete, Paving, Steps, Driveways, Walkways, and Porches near the building, and unforeseen damages.		\$2,000.00
ID0000145	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace stove, Refrigerator, and/or hot water tanks as needed for approximately 2 Units.		\$2,000.00
ID0000146	Foundation(Dwelling Unit-Exterior (1480)-Foundations)	Foundation Repairs - Stabilize uneven floors (Phase 4) approximately 3-5		\$10,000.00
ID0000148	Bathroom Update/Repair(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom Update/Repair for Units during turnarounds (Bathroom counters and sinks, flooring, commodes, doors, painting, tubs and showers). An estimated 2 Units a year.		\$2,000.00
ID0000149	Planned Maintenance Contract(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Planned Preventive Maintenance for all Units(40), Office(1), and Community Room(1). The contractor will check furnaces(Fall and Winter) and A/C(Spring and Summer)		\$5,590.00

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Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000161	Kitchen Update/Repair(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen Update/Repair for Units during turnarounds (Flooring, painting, kitchen cabinets, kitchen sinks and fauctes). An estimated 2 Units a year.		\$2,000.00
ID0000169	Sewer Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replacement of sewer lines around building.		\$4,875.00
ID0000170	Tree Removal(Dwelling Unit-Site Work (1480)-Landscape)	Remove approximately 3-5 trees around building.		\$4,875.00
	Subtotal of Estimated Cost			\$121,590.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PLEASANTON PHA (KS052000001)			\$121,590.00
ID0000150	Operations(Operations (1406))	Operations		\$88,250.00
ID0000152	Site improvements(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repairs to Concrete, Paving, Steps, Driveways, Walkways, and Porches near the building, and unforeseen damages.		\$2,000.00
ID0000153	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace stove, refrigerator, and/or hot water tanks as needed for approximately 2 Units.		\$2,000.00
ID0000154	Foundation(Dwelling Unit-Exterior (1480)-Foundations)	Foundation Repairs - Stabilize uneven floors (Phase 5) approximately 3-5		\$10,000.00
ID0000156	Bathroom Update/Repair(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom Update/Repair for Units during turnarounds (Bathroom counters and sinks, flooring, commodes, doors, painting, tubs and showers). An estimated 2 Units a year.		\$2,000.00
ID0000157	Planned Maintenance Contract(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Planned Preventive Maintenance for all Units(40), Office(1), and Community Room(1). The contractor will check furnaces(Fall and Winter) and A/C(Spring and Summer)		\$5,590.00

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