

Raleigh Housing Authority  
 CFP 5-Year Plan  
 Years 2024-2028  
 DRAFT

Capital Fund Program	2024	2025	2026	2027	2028
<b>Authority Wide</b>					
1406 Operations (10%)	\$ 371,091.00	\$ 371,091.00	\$ 371,091.00	\$ 371,091.00	\$ 371,091.00
1408 Management Improvements (IT equipment)	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
1408 Fleet Vehicles		\$ 135,000.00			
1410 Administration	\$ 371,091.00	\$ 371,091.00	\$ 371,091.00	\$ 371,091.00	\$ 371,091.00
1480 Fees and Costs (Contract Administration)	\$ 50,000.00	\$ 85,545.00			
1480 Asbestos abatement	\$ 100,000.00	\$ 50,000.00			
1480 Security Cameras		\$ 50,000.00	\$ 50,000.00		
1480 CO2/ smoke detectors	\$ 25,000.00	\$ 25,000.00			
1480 Resident relocation/ mobility counseling	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
1503 RAD	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
1504 RAD Investment Activity	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
<b>Birchwood (2025)</b>					
2 1480 Fees and Costs (Pre-development costs)			\$ 660,000.00		
1480 ADA accessibility repair/ replacement		\$ 5,910.00			
1480 Windows			\$ 71,450.00		
1480 Exterior doors			\$ 25,289.00		
1480 HVAC/ gas fired furnace units			\$ 70,000.00		
1480 Gutters/ downspouts				\$ 15,830.00	
1480 Landscaping/ fencing/ retaining walls				\$ 15,000.00	
1480 Interior doors				\$ 50,000.00	
1480 Parking lot	\$ 80,000.00				
1480 Washing and repointing brick veneer	\$ 119,636.00		\$ 58,609.00		
1480 VCT flooring	\$ 100,000.00				
1480 Cabinets					\$ 194,530.00
1480 Refrigerators/ ranges/ ovens					\$ 50,000.00
<b>Capitol Park</b>					
4 1480 Fees and Costs (Pre-development costs)					
1480 ADA accessibility repair/ replacement		\$ 1,535.00			
1480 Stair replacement		\$ 5,779.00			
1480 Landscaping/ fencing/ retaining walls					\$ 15,000.00
1480 Parking lot				\$ 3,300.00	
1480 Siding, fascia, soffits, columns					
1480 Washing and repointing brick veneer					
1480 Roofing			\$ 209,009.00		
1480 Gutters/ downspouts					\$ 20,000.00
1480 Water heaters				\$ 8,154.00	\$ 8,155.00
1480 Heat pumps				\$ 33,030.00	\$ 33,030.00
1480 Exterior doors					
1480 Windows					
1480 Refrigerators/ ranges/ ovens/ dishwashers					

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<b>Carriage House</b>					
3 1480 Fees and Costs (Pre-development costs)		\$ 660,000.00			
1480 ADA accessibility repair/ replacement	\$ 9,100.00				
1480 Call system	\$ 35,000.00				
1480 Ceiling repair	\$ 15,000.00				
1480 Trash compactor	\$ 20,000.00				
1480 Elevator repair/ replacement	\$ 100,000.00				
1480 Landscaping/ fencing/ retaining walls			\$ 7,500.00		
1480 Sidewalks					
1480 Exterior doors					
1480 Windows					
1480 Water storage tank					\$ 3,176.00
1480 Hydroponic pumps					\$ 25,408.00
1480 PTAC units					\$ 47,105.00
1480 HVAC					
1480 Carpet/ VCT flooring					
1480 Cabinets					
1480 Refrigerators/ ranges/ ovens					\$ 16,225.00
1480 Roofing		\$ 5,000.00			
<b>Chavis Heights</b>					
4 1480 Fees and Costs (Pre-development costs)					
1480 ADA accessibility repair/ replacement		\$ 1,000.00			
1480 Sidewalks		\$ 600.00			
1480 Balcony/ stair replacement		\$ 2,620.00			
1480 Porch repairs		\$ 5,000.00			
1480 Heat pumps			\$ 12,125.00		
1480 Landscaping/ fencing/ retaining walls				\$ 24,000.00	
1480 Water heaters			\$ 8,546.00		
1480 Flooring				\$ 78,000.00	
<b>Eastwood Court</b>					
3 1480 Fees and Costs (Pre-development costs)				\$ 660,000.00	
1480 ADA accessibility repair/ replacement		\$ 9,600.00			
1480 Sidewalks				\$ 60,000.00	
1480 Roofing					\$ 49,206.00
1480 Interior doors					
1480 Siding					
1480 Windows					
1480 HVAC					\$ 60,000.00
1480 Furnaces				\$ 24,705.00	
1480 Landscaping/ fencing/ retaining walls				\$ 7,500.00	
1480 Parking lot			\$ 55,000.00		
1480 Signage					
1480 Gutters/ downspouts					
1480 Siding, fascia, soffits					
1480 Flooring					\$ 15,000.00
1480 Cabinets				\$ 60,000.00	\$ 60,000.00
1480 Sinks					
1480 Refrigerators/ ranges/ ovens					
<b>Glenwood Towers</b>					
1* 1480 Fees and Costs (Pre-development costs)		\$ 660,000.00			
1480 Elevator	\$ 100,000.00				
1480 Unit Repairs	\$ 25,000.00				
1480 Mold	\$ 15,000.00				

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1480 Fire/Security	\$ 25,000.00				
1480 Asbestos	\$ 100,000.00				
1480 Plumbing	\$ 100,000.00				
<b>Kentwood</b>					
2 1408 Management Improvements (LBP costs)		\$ 6,000.00			
1480 Fees and Costs (Pre-development costs)			\$ 660,000.00		
1480 ADA accessibility repair/ replacement			\$ 8,040.00		
1480 Brick veneer					
1480 Structural repairs		\$ 162,115.00			
1480 Doors					
1480 GFCI			\$ 7,700.00		
1480 Sidewalks/ pads		\$ 131,110.00			
1480 Electrical distribution system	\$ 75,000.00				
1480 Electrical panels	\$ 50,000.00			\$ 35,000.00	
1480 Landscaping/ fencing/ retaining walls					\$ 12,500.00
1480 Parking lot			\$ 69,160.00		
1480 Patios				\$ 500.00	
1480 Recreational areas				\$ 2,500.00	
1480 Windows				\$ 140,000.00	
1480 Roofing	\$ 200,000.00				
1480 Sewer scoping and related work	\$ 250,000.00				\$ 25,000.00
1480 Heaters				\$ 54,807.00	
1480 Condensing units				\$ 55,480.00	
1480 Furnaces				\$ 65,075.00	
1480 Tub/ shower surrounds			\$ 45,734.00		
1480 Flooring					\$ 115,000.00
1480 Cabinets					\$ 176,908.00
1480 Sinks					
1480 Refrigerators/ ranges/ ovens				\$ 21,000.00	\$ 21,000.00
1480 Unit Repairs	\$ 500,000.00				
<b>Mayview</b>					
3 1408 Management Improvements (LBP costs)		\$ 6,000.00			
1480 Fees and Costs (Pre-development costs)				\$ 660,000.00	
1480 Structural repairs			\$ 51,560.00		
1480 ADA accessibility repair/ replacement		\$ 10,000.00			
1480 Sidewalks		\$ 1,200.00		\$ 110,000.00	
1480 Sewer/ waste lines			\$ 123,864.00		
1480 Electrical distribution system	\$ 65,000.00				
1480 Electrical panels	\$ 60,000.00				
1480 Landscaping/ fencing/ retaining walls				\$ 55,000.00	
1480 Parking lot				\$ 26,100.00	
1480 Patios		\$ 19,375.00			
1480 Staircases			\$ 2,000.00		
1480 Interior and exterior doors					\$ 100,000.00
1480 Siding, fascia, soffits				\$ 200,000.00	
1480 Windows					
1480 Roofing		\$ 83,595.00			
1480 Heaters					
1480 HVAC					
1480 Furnaces					
1480 Flooring					\$ 30,000.00
1480 Vanities				\$ 22,629.00	
1480 Cabinets				\$ 102,316.00	
1480 Refrigerators/ ranges/ ovens					\$ 33,000.00

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<b>Stonecrest</b>					
3 1480 Fees and Costs (Pre-development costs)					\$ 660,000.00
1480 ADA accessibility repair/ replacement		\$ 600.00			
1480 Firewalls		\$ 8,400.00			
1480 Landscaping/ fencing/ retaining walls					
1480 Staircases					\$ 36,127.00
1480 Exterior doors					\$ 65,028.00
1480 Siding, fascia, soffits			\$ 36,000.00		
1480 Windows					\$ 98,722.00
1480 Roofing					
1480 Gutters/ downspouts			\$ 6,500.00		
1480 HVAC				\$ 28,000.00	
1480 Furnaces				\$ 25,725.00	
1480 Flooring				\$ 23,000.00	
1480 Water heaters				\$ 10,000.00	
1480 Common area				\$ 6,500.00	
1480 Refrigerators/ ranges/ ovens					
<b>The Oaks</b>					
3 1408 Management Improvements (LBP costs)		\$ 6,000.00			
1480 Fees and Costs (Pre-development costs)					\$ 660,000.00
1480 ADA accessibility repair/ replacement		\$ 7,500.00			
1480 Electrical panels			\$ 59,550.00		
1480 Landscaping/ fencing/ retaining walls				\$ 47,000.00	
1480 Sidewalks/ pads/ patios			\$ 155,000.00		
1480 Interior and exterior doors					\$ 25,805.00
1480 Siding, fascia, soffits		\$ 256,252.00	\$ 189,850.00		
1480 Windows			\$ 159,500.00		
1480 Roofing			\$ 26,750.00		
1480 Gutters/ downspouts				\$ 35,785.00	
1480 Common area				\$ 6,500.00	
1480 Flooring					\$ 15,000.00
1480 Cabinets					
1480 Counters					\$ 98,500.00
<b>Walnut Terrace</b>					
4 1480 ADA accessibility repair/ replacement		\$ 12,000.00			
1480 Water heaters				\$ 56,300.00	
1480 Refrigerators/ ranges/ ovens					\$ 59,311.00
<b>Heritage</b>					
1408 Management Improvements (LBP costs)		\$ 6,000.00			
1480 Demolition/ reconfiguration		\$ 100,000.00			
1480 Pre-development costs	\$ 610,000.00				
<b>Scattered Sites</b>					
1480 Fees and Costs (Pre-development costs)		\$ 310,000.00			
	<b>\$ 3,710,918.00</b>	<b>\$ 3,710,918.00</b>	<b>\$ 3,710,918.00</b>	<b>\$ 3,710,918.00</b>	<b>\$ 3,710,918.00</b>
Projected CFP	<b>\$ 3,710,918.00</b>	<b>\$ 3,710,918.00</b>	<b>\$ 3,710,918.00</b>	<b>\$ 3,710,918.00</b>	<b>\$ 3,710,918.00</b>
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