

Raleigh Housing Authority  
CFP 5-Year Plan  
Years 2025-2029  
DRAFT

Capital Fund Program	2025	2026	2027	2028	2029
<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)	\$ 85,545.00				
1480 Asbestos abatement	\$ 50,000.00				
1480 Security Cameras	\$ 50,000.00	\$ 50,000.00			
1480 CO2/ smoke detectors	\$ 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					
1480 Washing and repointing brick veneer		\$ 58,609.00			
1480 VCT flooring					
1480 Cabinets				\$ 194,530.00	
1480 Refrigerators/ ranges/ ovens				\$ 50,000.00	
<b>Capitol Park</b>					
4 1480 Fees and Costs (Pre-development costs)					\$ 660,000.00
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					\$ 75,000.00
1480 Washing and repointing brick veneer					\$ 82,206.00
1480 Roofing		\$ 209,009.00			
1480 Gutters/ downspouts				\$ 20,000.00	
1480 Water heaters			\$ 8,154.00	\$ 8,155.00	\$ 8,154.00
1480 Heat pumps			\$ 33,030.00	\$ 33,030.00	\$ 33,030.00
1480 Exterior doors					
1480 Windows					
1480 Refrigerators/ ranges/ ovens/ dishwashers					\$ 85,000.00
<b>Carriage House</b>					
3 1480 Fees and Costs (Pre-development costs)	\$ 660,000.00				
1480 ADA accessibility repair/ replacement					
1480 Call system					
1480 Ceiling repair					
1480 Trash compactor					
1480 Elevator repair/ replacement					
1480 Landscaping/ fencing/ retaining walls		\$ 7,500.00			
1480 Sidewalks					\$ 6,220.00
1480 Exterior doors					\$ 8,000.00
1480 Windows					\$ 80,000.00
1480 Water storage tank				\$ 3,176.00	
1480 Hydroponic pumps				\$ 25,408.00	
1480 PTAC units				\$ 47,105.00	
1480 HVAC					\$ 9,204.00
1480 Carpet/ VCT flooring					\$ 70,000.00
1480 Cabinets					
1480 Refrigerators/ ranges/ ovens				\$ 16,225.00	\$ 16,225.00
1480 Roofing	\$ 5,000.00				

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<b>Chavis Heights</b>					
4 1480 Fees and Costs (Pre-development costs)					\$ 660,000.00
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	\$ 60,000.00
1480 Furnaces			\$ 24,705.00		
1480 Landscaping/ fencing/ retaining walls			\$ 7,500.00		
1480 Parking lot		\$ 55,000.00			
1480 Signage					\$ 1,000.00
1480 Gutters/ downspouts					\$ 13,989.00
1480 Siding, fascia, soffits					\$ 24,700.00
1480 Flooring				\$ 15,000.00	
1480 Cabinets			\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
1480 Sinks					\$ 25,011.00
1480 Refrigerators/ ranges/ ovens					\$ 30,000.00
<b>Glenwood Towers</b>					
1* 1480 Fees and Costs (Pre-development costs)	\$ 660,000.00				
1480 Elevator					
1480 Unit Repairs					
1480 Mold					
1480 Fire/Security					
1480 Asbestos					
1480 Plumbing					
<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					
1480 Electrical panels			\$ 35,000.00		\$ 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					
1480 Sewer scoping and related work				\$ 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					\$ 89,920.00
1480 Refrigerators/ ranges/ ovens			\$ 21,000.00	\$ 21,000.00	\$ 21,000.00
1480 Unit Repairs					

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<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					
1480 Electrical panels					
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					\$ 102,140.00
1480 Roofing	\$ 83,595.00				
1480 Heaters					\$ 29,192.00
1480 HVAC					\$ 38,000.00
1480 Furnaces					\$ 38,000.00
1480 Flooring				\$ 30,000.00	
1480 Vanities			\$ 22,629.00		
1480 Cabinets			\$ 102,316.00		
1480 Refrigerators/ ranges/ ovens				\$ 33,000.00	
<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					\$ 150,000.00
1480 Staircases				\$ 36,127.00	
1480 Exterior doors				\$ 65,028.00	
1480 Siding, fascia, soffits		\$ 36,000.00			\$ 137,980.00
1480 Windows				\$ 98,722.00	
1480 Roofing					\$ 33,960.00
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					\$ 20,000.00
<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	\$ 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					\$ 100,000.00
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	

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<b>Heritage</b>					
1408 Management Improvements (LBP costs)	\$ 6,000.00				
1480 Demolition/ reconfiguration	\$ 100,000.00				
<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>