

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 05/21/2021

Approved By: EPPS, EDWARD

Part I: Summary	
PHA Name : Housing Authority of the City of Cumberland	Locality (City/County & State)
PHA Number: MD005	<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 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	AUTHORITY-WIDE	\$173,271.94	\$172,771.94	\$172,771.94	\$172,771.94	\$172,771.94
	JOHN F KENNEDY HOMES (MD005000004)	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
	JANE FRAZIER VILLAGE (MD005000001)	\$129,229.00	\$160,000.00	\$180,000.00	\$320,500.06	\$320,500.06
	QUEEN CITY TOWERS (MD005000005)	\$105,000.00	\$140,000.00	\$150,000.00	\$155,000.00	\$175,000.00
	BANNEKER GARDENS (MD005000008)	\$55,000.00	\$30,000.00	\$40,000.00	\$46,500.00	\$46,500.00
	HOUSING AUTHORITY OF ALLEGANY COUNTY	\$386,271.06	\$346,000.06	\$306,000.06	\$154,000.00	\$134,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JANE FRAZIER VILLAGE (MD005000001)			\$129,229.00
ID0030	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Sealcoating and striping of parking areas as well as landscaping		\$10,000.00
ID0020	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)	Install Rear patios, improve building facade, replace roof, siding, soffit and facia, replace windows and entry doors		\$119,229.00
	QUEEN CITY TOWERS (MD005000005)			\$105,000.00
ID0043	RAD Predevelopment(RAD Funds Pre Closing (1480))	Predevelopment expenses such as PNA, A/E, market study, etc to determine RAD feasibility		\$50,000.00
ID0130	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical)	Renovations to common area walls, floors and ceilings for nine story building over multiple years. Replacement of mail cluster box. Improvements to rear foyer including doors, floor, and canopy.		\$40,000.00
ID0131	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors)	Improvements to rear foyer including doors, floor, and canopy.		\$15,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2021		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	BANNEKER GARDENS (MD005000008)				\$55,000.00
ID0045	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Security)	Replacement of damaged windows due to settlement. Repairs to entry doors due to settlement. repairs to Mechanical, Electrical and Mechanical components			\$5,000.00
ID0135	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Seal coating and striping of parking areas and landscaping			\$5,000.00
ID0137	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Windows)	Exterior Doors, lighting mail receptacles and painting of siding			\$10,000.00
ID0031	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Upgrades to mechanical systems and plumbing, replace damaged doors Install new key system to common areas and apartments and enhance the video surveillance capabilities.			\$5,000.00
ID0032	Non Dwelling Interior(Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Repairs to entry door frames, seal and locks. Replacement of damaged windows due to settlement to common areas			\$5,000.00
ID0196	RAD Pre-Development(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,RAD Funds Pre Closing (1480))	Pre-development activities, studies, A/E			\$25,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$386,271.06
ID0052	RAD Development Activity(RAD Funds Pre Closing (1480))	Pre-development and closing related expenses related to activities required in the RAD evaluation and conversion of this development.		\$50,000.00
ID0102	Dwelling Unit Site Work(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Signage)	Landscaping		\$19,000.00
ID0103	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Landscape)	Repair/Replace building storefront style entry doors, entrance landings and entrance canopies. Roof replacement and related trim		\$307,271.06
ID0094	Non-Dwelling Interior(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Doors)	Replacement of building access/intercom to unit system		\$10,000.00
	AUTHORITY-WIDE (NAWASD)			\$173,271.94
ID0001	Loan Debt Obligation(Loan Debt Obligation (9002))	Twelve monthly payments paid by HUD toward the repayment of the CFFP loan for the Banneker Gardens development.		\$127,132.80

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0009	Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Banneker Gardens.		\$10,639.14
ID0011	Administration(Administration (1410)-Salaries)	Salary and Benefits reimbursement related to the CFP administration by HACC staff.		\$10,000.00
ID0034	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Replace or upgrade existing and add additional computer related hardware and software to maintain efficient operations. Multiple staff or individual training for work related topics and certification where applicable.		\$5,000.00
ID0082	Operations(Operations (1406))	HUD required tests, studies and reviews: Energy Audits, Fair Housing assessments, Physical Condition Needs Assessment; etc.		\$20,500.00
	JOHN F KENNEDY HOMES (MD005000004)			\$100,000.00
ID0025	RAD Development Activity(RAD Funds Pre Closing (1480))	Pre-development and closing related expenses related to activities required in the RAD evaluation and conversion of this development.		\$100,000.00
	Subtotal of Estimated Cost			\$948,772.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$172,771.94
ID0005	Loan Debt Obligation(Loan Debt Obligation (9002))	Twelve monthly payments paid by HUD toward the repayment of the CFFP loan for the Banneker Gardens development.		\$127,132.80
ID0016	Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Banneker Gardens.		\$10,639.14
ID0019	Administration(Administration (1410)-Salaries)	Salary and Benefits reimbursement related to the CFP administration by HACC staff.		\$10,000.00
ID0036	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Replace or upgrade existing and add additional computer related hardware and software to maintain efficient operations. Multiple staff or individual training for work related topics and certification where applicable.		\$5,000.00
ID0105	Operations(Operations (1406))	HUD required tests, studies and reviews: Energy Audits, Fair Housing assessments, Physical Condition Needs Assessment; etc.		\$20,000.00
	JOHN F KENNEDY HOMES (MD005000004)			\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0140	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$100,000.00
	JANE FRAZIER VILLAGE (MD005000001)			\$160,000.00
ID0145	Dwelling Unit Interior(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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$20,000.00
ID0148	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)	Replace roofing, soffit, fascia, gutters. Install new rear patios and replace windows and entry doors.		\$100,000.00
ID0170	Non-Dwelling Interior(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Community Building)	renovation to community center building		\$10,000.00
ID0171	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Storm Drainage)	Repairs to asphalt parking areas, sidewalks, and dumpster areas		\$30,000.00
	QUEEN CITY TOWERS (MD005000005)			\$140,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0154	Dwelling Unit Interior(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical)	Renovations to common area walls, floors and ceilings for nine story building over multiple years. Replacement of mail cluster box. Improvements to rear foyer including doors, floor, and canopy. Limited renovations to dwelling units to include: new kitchen cabinets; flooring throughout; wall covering; and shower surrounds. Replace original trash compactor.		\$50,000.00
ID0164	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical)	Renovations to common area walls, floors and ceilings for nine story building over multiple years. Replacement of mail cluster box. Improvements to rear foyer including doors, floor, and canopy.		\$90,000.00
	BANNEKER GARDENS (MD005000008)			\$30,000.00
ID0161	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Security)	Replacement of damaged windows due to settlement. Repairs to entry doors due to settlement. repairs to Mechanical, Electrical and Mechanical components		\$10,000.00
ID0167	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Repairs to Mechanical, Electrical and Mechanical components as well as flooring replacement		\$5,000.00
ID0179	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Repairs to Playground and lighting		\$15,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$346,000.06
ID0181	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Landscape)	Repair/Replace building storefront style entry doors, entrance landings and entrance canopies. Roof replacement and related trim		\$309,500.06
ID0185	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Landscaping, Seal Coating and strip[ing of parking areas		\$500.00
ID0187	Dwelling Unit Interior(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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (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)	Appliances, MEP, kitchen and bath renovations		\$11,000.00
ID0192	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Replacement of Trash Compactor		\$25,000.00
	Subtotal of Estimated Cost			\$948,772.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$172,771.94
ID0076	Administration(Administration (1410)-Salaries)	Salary and Benefits reimbursement related to the CFP administration by HACC staff.		\$10,000.00
ID0077	Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Banneker Gardens.		\$10,639.14
ID0078	Loan Debt Obligation(Loan Debt Obligation (9002))	Twelve monthly payments paid by HUD toward the repayment of the CFFP loan for the Banneker Gardens development.		\$127,132.80
ID0079	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Replace or upgrade existing and add additional computer related hardware and software to maintain efficient operations. Multiple staff or individual training for work related topics and certification where applicable.		\$5,000.00
ID0106	Operations(Operations (1406))	HUD required tests, studies and reviews: Energy Audits, Fair Housing assessments, Physical Condition Needs Assessment; etc.		\$20,000.00
	JOHN F KENNEDY HOMES (MD005000004)			\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0141	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$100,000.00
	JANE FRAZIER VILLAGE (MD005000001)			\$180,000.00
ID0146	Dwelling Unit Interior(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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$20,000.00
ID0149	Dwelling Exterior(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Replace roofing, soffit, fascia, gutters. Install new rear patios and replace entry doors.		\$120,000.00
ID0152	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Sealcoating and striping of parking areas as well as landscaping		\$10,000.00
ID0173	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Storm Drainage)	Repairs to asphalt parking areas, sidewalks, and dumpster areas		\$30,000.00
	QUEEN CITY TOWERS (MD005000005)			\$150,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0168	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Repairs to Mechanical, Electrical and Mechanical components as well as flooring replacement		\$5,000.00
ID0174	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding)	Exterior Doors, lighting mail receptacles and painting of siding		\$10,000.00
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$306,000.06
ID0182	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Landscape)	Repair/Replace building storefront style entry doors, entrance landings and entrance canopies. Roof replacement and related trim		\$248,000.06
ID0184	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Striping)	Landscaping, Sealcoating and striping of parking areas		\$10,500.00
ID0188	Dwelling Unit Interior(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)-Electrical,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)-Flooring (non	Appliances, MEP, kitchen and bath renovations		\$12,500.00
ID0190	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Lighting)	Exterior Lighting, caulking and painting		\$15,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$172,771.94
ID0003	Loan Debt Obligation(Loan Debt Obligation (9002))	Twelve monthly payments paid by HUD toward the repayment of the CFFP loan for the Banneker Gardens development.		\$127,132.80
ID0010	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Replace or upgrade existing and add additional computer related hardware and software to maintain efficient operations. Multiple staff or individual training for work related topics and certification where applicable.		\$5,000.00
ID0013	Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Banneker Gardens.		\$10,639.14
ID0017	Administration(Administration (1410)-Salaries)	Salary and Benefits reimbursement related to the CFP administration by HACC staff.		\$10,000.00
ID0139	Operations(Operations (1406))	HUD required tests, studies and reviews: Energy Audits, Fair Housing assessments, Physical Condition Needs Assessment; etc.		\$20,000.00
	JOHN F KENNEDY HOMES (MD005000004)			\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0080	RAD Pre-Development Activity(RAD Funds Pre Closing (1480))	Pre-development and closing related expenses related to activities required in the RAD evaluation and conversion of this development.		\$100,000.00
	JANE FRAZIER VILLAGE (MD005000001)			\$320,500.06
ID0147	Dwelling Unit Interior(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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$40,000.00
ID0150	Dwelling Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)	Replace roofing, soffit, fascia, gutters. Install new rear patios and replace entry doors & Windows.		\$150,000.00
ID0153	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Sealcoating and striping of parking areas as well as landscaping		\$10,000.00
ID0172	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Storm Drainage)	Repairs to asphalt parking areas, sidewalks, and dumpster areas		\$30,000.00
ID0198	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Canopies)	Repairs to Community Center Roof, doors and windows		\$90,500.06

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	QUEEN CITY TOWERS (MD005000005)			\$155,000.00
ID0156	Dwelling Unit Interior(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical)	Renovations to common area walls, floors and ceilings for nine story building over multiple years. Replacement of mail cluster box. Improvements to rear foyer including doors, floor, and canopy. Limited renovations to dwelling units to include: new kitchen cabinets; flooring throughout; wall covering; and shower surrounds. Replace original trash compactor.		\$50,000.00
ID0166	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical)	Renovations to common area walls, floors and ceilings for nine story building over multiple years. Replacement of mail cluster box. Improvements to rear foyer including doors, floor, and canopy.		\$90,000.00
ID0176	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors)	Improvements to rear foyer including doors, floor, and canopy.		\$15,000.00
	BANNEKER GARDENS (MD005000008)			\$46,500.00
ID0160	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Seal coating and striping of parking areas and landscaping		\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0163	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Security)	Replacement of damaged windows due to settlement. Repairs to entry doors due to settlement. repairs to Mechanical, Electrical and Mechanical components		\$10,000.00
ID0169	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Repairs to Mechanical, Electrical and Mechanical components as well as flooring replacement		\$5,000.00
ID0180	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Repairs to Playground and lighting		\$21,500.00
ID0197	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$5,000.00
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$154,000.00
ID0183	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Landscape)	Repair/Replace building storefront style entry doors, entrance landings and entrance canopies. Roof replacement and related trim		\$16,000.00
ID0186	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Landscaping, sealcoating and striping of parking areas		\$10,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0189	Dwelling Unit Interior(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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (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)	Appliances, MEP, kitchen and bath renovations		\$42,500.00
ID0191	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Exterior Lighting, caulking and painting		\$35,000.00
ID0194	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replacement of Generator		\$40,000.00
ID0195	Non-Dwelling Interior(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical)	Common area improvements to MEP, laundry and doors		\$10,000.00
	Subtotal of Estimated Cost			\$948,772.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$172,771.94
ID0004	Loan Debt Obligation(Loan Debt Obligation (9002))	Twelve monthly payments paid by HUD toward the repayment of the CFFP loan for the Baneker Gardens development.		\$127,132.80
ID0014	Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Baneker Gardens.		\$10,639.14
ID0018	Administration(Administration (1410)-Salaries)	Salary and Benefits reimbursement related to the CFP administration by HACC staff.		\$10,000.00
ID0035	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Replace or upgrade existing and add additional computer related hardware and software to maintain efficient operations. Multiple staff or individual training for work related topics and certification where applicable.		\$5,000.00
ID0132	Operations(Operations (1406))	HUD required tests, studies and reviews: Energy Audits, Fair Housing assessments, Physical Condition Needs Assessment; etc.		\$20,000.00
	JOHN F KENNEDY HOMES (MD005000004)			\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0062	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$100,000.00
	JANE FRAZIER VILLAGE (MD005000001)			\$320,500.06
ID0199	Dwelling Unit Interior(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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$20,000.00
ID0200	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)	Replace roofing, soffit, fascia, gutters. Install new rear patios and replace entry doors & Windows.		\$150,000.00
ID0201	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Sealcoating and striping of parking areas as well as landscaping		\$10,000.00
ID0202	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Storm Drainage)	Repairs to asphalt parking areas, sidewalks, and dumpster areas		\$30,000.00
ID0203	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0219	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Canopies)	Repairs to Community Center roof, doors, windows, porches		\$100,500.06
	QUEEN CITY TOWERS (MD005000005)			\$175,000.00
ID0204	Dwelling Unit Interior(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical)	Renovations to common area walls, floors and ceilings for nine story building over multiple years. Replacement of mail cluster box. Improvements to rear foyer including doors, floor, and canopy. Limited renovations to dwelling units to include: new kitchen cabinets; flooring throughout; wall covering; and shower surrounds. Replace original trash compactor.		\$85,000.00
ID0205	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical)	Renovations to common area walls, floors and ceilings for nine story building over multiple years. Replacement of mail cluster box. Improvements to rear foyer including doors, floor, and canopy.		\$90,000.00
	BANNEKER GARDENS (MD005000008)			\$46,500.00
ID0206	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Seal coating and striping of parking areas and landscaping		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0207	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Exterior (1480)-Mail Facilities,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Security)	Replacement of damaged windows due to settlement. Repairs to entry doors due to settlement. repairs to Mechanical, Electrical and Mechanical components		\$10,000.00
ID0208	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Repairs to Mechanical, Electrical and Mechanical components as well as flooring replacement		\$5,000.00
ID0209	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repairs to Playground and lighting, Parking lot, fencing and storm drains		\$6,500.00
ID0210	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$5,000.00
ID0218	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Painting of siding		\$10,000.00
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$134,000.00
ID0211	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Landscape)	Repair/Replace building storefront style entry doors, entrance landings and entrance canopies. Roof replacement and related trim		\$16,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0212	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Landscaping, sealcoating and striping of parking areas		\$10,500.00
ID0213	Dwelling Unit Interior(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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (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)	Appliances, MEP, kitchen and bath renovations		\$32,500.00
ID0214	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Exterior Lighting, caulking and painting		\$15,000.00
ID0215	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replacement of Generator		\$20,000.00
ID0216	Non-Dwelling Interior(Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical)	Common area improvements to MEP, laundry and doors		\$20,000.00
ID0217	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior painting, caulking and cleaning		\$20,000.00
	Subtotal of Estimated Cost			\$948,772.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Loan Debt Obligation(Loan Debt Obligation (9002))	\$127,132.80
Operations(Operations (1406))	\$10,639.14
Administration(Administration (1410)-Salaries)	\$10,000.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$5,000.00
Operations(Operations (1406))	\$20,500.00
Subtotal of Estimated Cost	\$173,271.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Loan Debt Obligation(Loan Debt Obligation (9002))	\$127,132.80
Operations(Operations (1406))	\$10,639.14
Administration(Administration (1410)-Salaries)	\$10,000.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$5,000.00
Operations(Operations (1406))	\$20,000.00
Subtotal of Estimated Cost	\$172,771.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$10,000.00
Operations(Operations (1406))	\$10,639.14
Loan Debt Obligation(Loan Debt Obligation (9002))	\$127,132.80
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$5,000.00
Operations(Operations (1406))	\$20,000.00
Subtotal of Estimated Cost	\$172,771.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Loan Debt Obligation(Loan Debt Obligation (9002))	\$127,132.80
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$5,000.00
Operations(Operations (1406))	\$10,639.14
Administration(Administration (1410)-Salaries)	\$10,000.00
Operations(Operations (1406))	\$20,000.00
Subtotal of Estimated Cost	\$172,771.94

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Loan Debt Obligation(Loan Debt Obligation (9002))	\$127,132.80
Operations(Operations (1406))	\$10,639.14
Administration(Administration (1410)-Salaries)	\$10,000.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$5,000.00
Operations(Operations (1406))	\$20,000.00
Subtotal of Estimated Cost	\$172,771.94