

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 08/23/2022

Approved By: DAVIS, LAUREL

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 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	AUTHORITY-WIDE	\$173,271.94	\$173,271.94	\$173,271.94	\$173,271.94	\$173,271.94
	JOHN F KENNEDY HOMES (MD005000004)	\$25,300.00	\$50,000.00			
	JANE FRAZIER VILLAGE (MD005000001)	\$350,302.00	\$236,998.00	\$350,500.06	\$467,998.06	\$567,998.06
	QUEEN CITY TOWERS (MD005000005)	\$175,700.00	\$250,000.00	\$255,000.00	\$275,000.00	\$175,000.00
	BANNEKER GARDENS (MD005000008)	\$107,998.00	\$40,000.00	\$96,500.00	\$46,500.00	\$46,500.00
	HOUSING AUTHORITY OF ALLEGANY COUNTY	\$302,698.06	\$382,500.06	\$257,498.00	\$170,000.00	\$170,000.00
	FREDERICK STREET UNIT (MD005000010)		\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$173,271.94
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.		\$20,500.00
	JOHN F KENNEDY HOMES (MD005000004)			\$25,300.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		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.		\$20,800.00
ID0281	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Carbon monoxide detector installation		\$4,500.00
	JANE FRAZIER VILLAGE (MD005000001)			\$350,302.00
ID0145	Dwelling Unit Interior(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,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$17,700.00
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.		\$198,000.00
ID0170	Non-Dwelling Interior(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Security)	Admin office upgrades doors, locks		\$7,302.00
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, concrete, sidewalks, landscape, lighting, additional security cameras, playground and dumpster areas		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0227	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows)	Repairs to Administrative office roof, doors and windows		\$100,000.00
ID0280	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,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)	Carbon monoxide detector installation		\$7,300.00
	BANNEKER GARDENS (MD005000008)			\$107,998.00
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		\$20,000.00
ID0167	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,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 and replacement of appliances		\$80,000.00
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		\$2,998.00
ID0274	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		\$3,400.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0282	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Carbon monoxide detector installation		\$1,600.00
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$302,698.06
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		\$10,065.00
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 stripping of parking areas		\$10,000.00
ID0187	Non-Dwelling Interior(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,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)	Appliances, MEP, kitchen and bath renovations, mechanical		\$98,698.06
ID0192	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Replacement of Trash Compactor, Generator		\$88,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0268	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior painting, caulking and cleaning		\$10,000.00
ID0276	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing,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)	Appliances, MEP, kitchen and bath renovations.		\$41,000.00
ID0279	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Windows)	Exterior painting, caulking and cleaning		\$15,000.00
ID0285	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Carbon monoxide detectors installation		\$4,935.00
ID0286	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$25,000.00
	QUEEN CITY TOWERS (MD005000005)			\$175,700.00
ID0220	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$173,271.94
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.		\$20,500.00
	JOHN F KENNEDY HOMES (MD005000004)			\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		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.		\$50,000.00
	JANE FRAZIER VILLAGE (MD005000001)			\$236,998.00
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
ID0242	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows)	Repairs to Community Center Roof, doors and windows		\$26,998.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0277	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$30,000.00
	QUEEN CITY TOWERS (MD005000005)			\$250,000.00
ID0155	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.		\$60,000.00
ID0165	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
ID0221	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A&E, studies, etc.		\$100,000.00
	BANNEKER GARDENS (MD005000008)			\$40,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0157	Non-Dwelling Interior(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Flooring,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 Mechanical, Electrical and Mechanical components as well as flooring replacement in common areas. Repairs to common area entry doors		\$5,000.00
ID0158	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
ID0162	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
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)			\$382,500.06
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		\$257,000.06

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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)-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		\$10,000.00
ID0190	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Lighting)	Exterior Lighting, caulking and painting		\$25,000.00
ID0193	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replacement of Generator		\$20,000.00
ID0262	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$50,000.00
ID0267	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior painting, caulking and cleaning		\$10,000.00
	FREDERICK STREET UNIT (MD005000010)			\$2,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$173,271.94
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.		\$20,500.00
	JANE FRAZIER VILLAGE (MD005000001)			\$350,500.06

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	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
ID0289	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.		\$50,000.00
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$257,498.00
ID0183	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,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		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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		\$20,000.00
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		\$40,000.00
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		\$17,498.00
ID0261	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$50,000.00
ID0266	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior painting, caulking and cleaning		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$173,271.94
ID0004	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
ID0014	Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Banneker 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.		\$20,500.00
	JANE FRAZIER VILLAGE (MD005000001)			\$467,998.06

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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.		\$40,000.00
ID0200	Dwelling Unit Exterior(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,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios)	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		\$17,498.00
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		\$30,000.00
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
ID0287	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	QUEEN CITY TOWERS (MD005000005)			\$275,000.00
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
ID0269	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A&E, studies, etc.		\$100,000.00
	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 4		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)			\$170,000.00
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		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0212	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Landscaping, sealcoating and striping of parking areas		\$20,000.00
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		\$30,000.00
ID0214	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Lighting)	Exterior Lighting, caulking and painting		\$25,000.00
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		\$30,000.00
	FREDERICK STREET UNIT (MD005000010)			\$2,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0272	Copy of Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,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		\$2,500.00
	Subtotal of Estimated Cost			\$1,135,270.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JANE FRAZIER VILLAGE (MD005000001)			\$567,998.06
ID0228	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
ID0230	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.		\$200,000.00
ID0231	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		\$17,498.00
ID0232	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows)	Repairs to Community Center roof, doors, windows, porches		\$100,500.06
ID0233	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
ID0234	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$80,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0288	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$100,000.00
	AUTHORITY-WIDE (NAWASD)			\$173,271.94
ID0235	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
ID0236	Copy of Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Banneker Gardens.		\$10,639.14
ID0237	Administration(Administration (1410)-Salaries)	Salary and Benefits reimbursement related to the CFP administration by HACC staff.		\$10,000.00
ID0239	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
ID0240	Operations(Operations (1406))	HUD required tests, studies and reviews: Energy Audits, Fair Housing assessments, Physical Condition Needs Assessment; etc.		\$20,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BANNEKER GARDENS (MD005000008)			\$46,500.00
ID0243	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
ID0244	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Painting of siding		\$10,000.00
ID0245	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)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Repairs to Playground and lighting, Parking lot, fencing and storm drains		\$6,500.00
ID0246	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$5,000.00
ID0247	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
ID0248	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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	QUEEN CITY TOWERS (MD005000005)			\$175,000.00
ID0251	Dwelling Unit Interior(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,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)-Commodos)	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
ID0252	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Common Area Flooring)	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
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$170,000.00
ID0253	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		\$25,000.00
ID0254	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		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0255	Dwelling Unit Interior(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,Dwelling Unit-Interior (1480)-Appliances)	Appliances, MEP, kitchen and bath renovations		\$30,000.00
ID0256	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Lighting)	Exterior Lighting, caulking and painting		\$25,000.00
ID0257	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replacement of Generator		\$20,000.00
ID0258	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
ID0259	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior painting, caulking and cleaning		\$30,000.00
	FREDERICK STREET UNIT (MD005000010)			\$2,500.00
ID0273	Copy of Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,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		\$2,500.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	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))	\$20,500.00
Subtotal of Estimated Cost	\$173,271.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	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))	\$20,500.00
Subtotal of Estimated Cost	\$173,271.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	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))	\$20,500.00
Subtotal of Estimated Cost	\$173,271.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	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))	\$20,500.00
Subtotal of Estimated Cost	\$173,271.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Loan Debt Obligation(Loan Debt Obligation (9002))	\$127,132.80
Copy of 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