

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 05/01/2023

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 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	AUTHORITY-WIDE	\$173,271.94	\$173,271.94	\$173,271.94	\$173,271.94	\$173,271.94
	JANE FRAZIER VILLAGE (MD005000001)	\$275,000.00	\$360,500.06	\$468,662.06	\$567,998.06	\$590,000.00
	QUEEN CITY TOWERS (MD005000005)	\$234,340.50	\$292,442.50	\$275,000.00	\$175,000.00	\$175,000.00
	BANNEKER GARDENS (MD005000008)	\$125,000.00	\$154,721.50	\$81,500.00	\$102,164.00	\$80,162.06
	HOUSING AUTHORITY OF ALLEGANY COUNTY	\$275,821.56	\$177,498.00	\$160,000.00	\$140,000.00	\$140,000.00
	FREDERICK STREET UNIT (MD005000010)	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
	JOHN F KENNEDY HOMES (MD005000004)	\$75,000.00				

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		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
	JANE FRAZIER VILLAGE (MD005000001)			\$275,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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)-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)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace roofing, soffit, fascia, gutters and siding. Install new rear patios and replace entry doors.		\$164,000.00
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, playground, sidewalks, and dumpster areas		\$91,000.00
	QUEEN CITY TOWERS (MD005000005)			\$234,340.50
ID0155	Non Dwelling Mechanical(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)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,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 fire alarm panel		\$87,442.50
ID0165	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Exterior Doors)	Repairs to entry doors including upgrade of locks.		\$36,898.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0221	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A&E, studies, etc.		\$100,000.00
ID0290	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, replacement of storage building.		\$10,000.00
	BANNEKER GARDENS (MD005000008)			\$125,000.00
ID0158	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Seal Coat)	Seal coating and striping of parking areas and landscaping, repairs to exterior site		\$45,000.00
ID0168	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)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Repairs to Mechanical, Electrical and Mechanical components as well as flooring replacement and appliances		\$65,000.00
ID0324	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Exterior Doors,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		\$15,000.00
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$275,821.56

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0184	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,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Landscaping, Sealcoating and striping of parking areas, H/C accessibility entry/concrete work/door entry		\$20,000.00
ID0188	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)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Appliances, MEP, kitchen and bath renovations, appliances, lighting, flooring, AC replacements		\$78,821.56
ID0193	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Elevator)	Trash compactor, Elevator, HVAC		\$100,000.00
ID0262	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$20,000.00
ID0267	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Exterior painting, caulking and cleaning, outside carpet & stairwell flooring replacement, building repairs		\$38,000.00
ID0292	Non-Dwelling Interior(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Security)	Common area improvements to MEP, laundry and doors, community and kitchen flooring and main entry, Replacement of existing key locks on all doors at Willow Valley due to age, maintenance and unavailability of parts and eliminate self locking feature.		\$11,000.00
ID0323	Non-Dwelling Interior(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Security)	Common area improvements to MEP, laundry and doors, community and kitchen flooring and main entry		\$8,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FREDERICK STREET UNIT (MD005000010)			\$5,000.00
ID0270	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		\$5,000.00
	JOHN F KENNEDY HOMES (MD005000004)			\$75,000.00
ID0291	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A&E, studies, etc.		\$75,000.00
	Subtotal of Estimated Cost			\$1,163,434.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 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)			\$360,500.06

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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		\$40,000.00
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
ID0278	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$30,000.00
	BANNEKER GARDENS (MD005000008)			\$154,721.50

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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		\$50,000.00
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		\$8,221.50
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
ID0295	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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	QUEEN CITY TOWERS (MD005000005)			\$292,442.50
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
ID0222	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A&E, studies, etc.		\$100,000.00
ID0294	Non Dwelling Mechanical(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)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,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 fire alarm panel		\$87,442.50
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$177,498.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
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		\$10,000.00
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, outside storage building		\$35,000.00
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.		\$20,000.00
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				
2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FREDERICK STREET UNIT (MD005000010)			\$5,000.00
ID0271	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		\$5,000.00
	Subtotal of Estimated Cost			\$1,163,434.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3			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)			\$468,662.06

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	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)-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)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Windows)	Replace roofing, soffit, fascia, gutters. Install new rear patios and replace entry doors & Windows.		\$150,664.00
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		3	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)			\$81,500.00
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				
3	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		\$10,000.00
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)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Exterior Lighting, caulking and painting, outside portico		\$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)			\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		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				
4		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
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
ID0321	Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Banneker Gardens.		\$10,639.14

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BANNEKER GARDENS (MD005000008)			\$102,164.00
ID0243	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		\$60,664.00
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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	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)-Interior Doors,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,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)-	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)			\$140,000.00
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		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	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)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Exterior Lighting, caulking and painting, outside portico		\$25,000.00
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)			\$5,000.00
ID0273	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		\$5,000.00
	Subtotal of Estimated Cost			\$1,163,434.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$173,271.94
ID0236	Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Banneker Gardens.		\$10,639.14
ID0318	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
ID0319	Administration(Administration (1410)-Salaries)	Salary and Benefits reimbursement related to the CFP administration by HACC staff.		\$10,000.00
ID0320	Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	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
ID0322	Operations(Operations (1406))	HUD required tests, studies and reviews: Energy Audits, Fair Housing assessments, Physical Condition Needs Assessment; etc.		\$20,500.00
	FREDERICK STREET UNIT (MD005000010)			\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0293	Copy of 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)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,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)-	Porches, patios, doors, lighting, paint, caulking, gutters, siding, soffit, windows, foundation work.		\$5,000.00
	JANE FRAZIER VILLAGE (MD005000001)			\$590,000.00
ID0296	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Interior Doors)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$40,000.00
ID0297	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$100,000.00
ID0298	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$80,000.00
ID0300	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		\$40,000.00
ID0301	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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0302	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		\$110,000.00
ID0303	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		\$20,000.00
	QUEEN CITY TOWERS (MD005000005)			\$175,000.00
ID0304	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
ID0305	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
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$140,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0306	Dwelling Unit Exterior(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,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,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
ID0307	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		\$10,000.00
ID0308	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
ID0309	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Exterior Lighting, caulking and painting, outside portico		\$25,000.00
ID0310	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
ID0311	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior painting, caulking and cleaning		\$30,000.00
	BANNEKER GARDENS (MD005000008)			\$80,162.06

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0312	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		\$40,000.00
ID0313	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Painting of siding		\$10,000.00
ID0314	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)-Fencing,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Storm Drainage)	Repairs to Playground and lighting, Parking lot, fencing and storm drains		\$5,000.00
ID0315	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$5,162.06
ID0316	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
ID0317	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
	Subtotal of Estimated Cost			\$1,163,434.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	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 2	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 3	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 4	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
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
Operations(Operations (1406))	\$10,639.14
Subtotal of Estimated Cost	\$173,271.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$10,639.14
Loan Debt Obligation(Loan Debt Obligation (9002))	\$127,132.80
Administration(Administration (1410)-Salaries)	\$10,000.00
Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	\$5,000.00
Operations(Operations (1406))	\$20,500.00
Subtotal of Estimated Cost	\$173,271.94