

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 08/12/2024

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 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	QUEEN CITY TOWERS (MD005000005)	\$65,000.00	\$305,000.00	\$275,000.00	\$175,000.00	\$175,000.00
	HOUSING AUTHORITY OF ALLEGANY COUNTY	\$149,696.06	\$177,498.00	\$160,000.00	\$140,000.00	\$140,000.00
	JANE FRAZIER VILLAGE (MD005000001)	\$516,081.00	\$352,642.56	\$473,362.06	\$572,698.06	\$594,700.00
	JOHN F KENNEDY HOMES (MD005000004)	\$199,085.00				
	AUTHORITY-WIDE	\$173,271.94	\$173,271.94	\$173,271.94	\$173,271.94	\$173,271.94
	BANNEKER GARDENS (MD005000008)	\$60,000.00	\$154,721.50	\$81,500.00	\$102,164.00	\$80,162.06
	FREDERICK STREET UNIT (MD005000010)	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	QUEEN CITY TOWERS (MD005000005)			\$65,000.00
ID0000341	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.		\$10,000.00
ID0000343	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		\$5,000.00
ID0000372	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, flooring, A/C's		\$50,000.00
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$149,696.06
ID0000361	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Upgrade		\$50,000.00
ID0000369	Non-Dwelling Interior(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Doors)	Common area improvements to MEP, laundry, kitchen wall improvements and doors		\$10,000.00

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<b>Work Statement for Year 1 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0183	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Landscape)	Repair/Replace building storefront style entry doors, entrance landings and entrance canopies. Roof replacement and related trim		\$24,696.06
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		\$5,000.00
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, flooring, A/C's, kitchen and bath renovations		\$60,000.00
	JANE FRAZIER VILLAGE (MD005000001)			\$516,081.00
ID0000363	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)-Exterior Lighting,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.		\$471,081.00
ID0153	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Sealcoating and striping of parking areas as well as landscaping		\$5,000.00
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. Repairs to railings, retaining walls and playground.		\$40,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	JOHN F KENNEDY HOMES (MD005000004)			\$199,085.00
ID0000365	RAD Conversion Funds to Pay LP(RAD (1503))	First year of payments to Partnership for HUD RAD Conversion		\$199,085.00
	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 Baneker 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 Baneker Gardens.		\$10,639.14
ID0017	Administration(Administration (1410)-Salaries)	Salary and Benefits reimbursement related to the CFP administration by HACC staff.		\$10,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2024			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0139	Operations(Operations (1406))	HUD required tests, studies and reviews: Energy Audits, Fair Housing assessments, Physical Condition Needs Assessment; etc.		\$20,500.00
	BANNEKER GARDENS (MD005000008)			\$60,000.00
ID0160	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Landscape)	Seal coating and striping of parking areas and landscaping		\$5,000.00
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		\$45,000.00
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, Appliances, MEP, kitchen and bath renovations for H/C Accessibility		\$10,000.00
	FREDERICK STREET UNIT (MD005000010)			\$300.00
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		\$300.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	JANE FRAZIER VILLAGE (MD005000001)			\$352,642.56
ID0000339	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of Boilers		\$21,061.50
ID0000371	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,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 canopy roofs		\$10,000.00
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)-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.		\$111,081.00
ID0201	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Sealcoating and striping of parking areas as well as landscaping		\$10,000.00
ID0202	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Storm Drainage)	Repairs to asphalt parking areas, sidewalks, and dumpster areas		\$40,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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)-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		\$90,500.06
	QUEEN CITY TOWERS (MD005000005)			\$305,000.00
ID0000344	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		\$90,000.00
ID0000367	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
ID0000370	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Windows)	Exterior window cleaning and any additional painting, repairs.		\$10,000.00
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)-Plumbing,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,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Interior (1480)-Common	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.		\$15,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Area Finishes,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical)	Replace original trash compactor.		
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)			\$154,721.50
ID0000366	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$50,000.00
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		\$5,000.00
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)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Electrical)	Repairs to Mechanical, Electrical and Mechanical components as well as flooring replacement		\$50,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0209	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		\$21,500.00
ID0210	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$8,221.50
ID0218	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Painting of siding		\$10,000.00
	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

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0035	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
ID0132	Operations(Operations (1406))	HUD required tests, studies and reviews: Energy Audits, Fair Housing assessments, Physical Condition Needs Assessment; etc.		\$20,500.00
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$177,498.00
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
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)-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),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Appliances, MEP, kitchen and bath renovations		\$40,000.00
ID0214	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Exterior Lighting, caulking and painting, outside portico		\$35,000.00

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<b>Work Statement for Year</b>				
2		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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		\$17,498.00
ID0217	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior painting, caulking and cleaning		\$30,000.00
ID0261	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$20,000.00
	FREDERICK STREET UNIT (MD005000010)			\$300.00
ID0272	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		\$300.00
	Subtotal of Estimated Cost			\$1,163,434.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	3	2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	JANE FRAZIER VILLAGE (MD005000001)			\$473,362.06
ID0000338	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of Boilers		\$133,619.00
ID0000368	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. Canopy roof shingle replacements		\$10,000.00
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.		\$111,745.00
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

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2026			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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
ID0278	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center , Admin Building, Mail Facility, Doors, MEP		\$30,000.00
	QUEEN CITY TOWERS (MD005000005)			\$275,000.00
ID0000345	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A&E, studies, etc.		\$100,000.00
ID0000346	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)-Commodos,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.		\$90,000.00
ID0205	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Common Area Finishes)	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.		\$85,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2026			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$160,000.00
ID0000362	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$20,000.00
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
ID0255	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)-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
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

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0259	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior painting, caulking and cleaning		\$30,000.00
	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





Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2027			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	FREDERICK STREET UNIT (MD005000010)			\$300.00
ID0000329	Dwelling Unit Exterior(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)-Landscape,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)	Porches, patios, doors, lighting, paint, caulking, gutters, siding, soffit, windows, foundation work.		\$300.00
	JANE FRAZIER VILLAGE (MD005000001)			\$572,698.06
ID0000337	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of Boilers		\$133,619.00
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
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		\$30,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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.		\$171,081.00
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		\$100,500.06
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		\$17,498.00
	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

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2027			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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
	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

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2027			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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)			\$102,164.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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		\$60,664.00
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		\$6,500.00
ID0315	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$5,000.00
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. Replace roofing, soffit, fascia, gutters. Install new doors & windows.		\$10,000.00
	Subtotal of Estimated Cost			\$1,163,434.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JANE FRAZIER VILLAGE (MD005000001)			\$594,700.00
ID0000328	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
ID0000330	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
ID0000331	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center, Admin Bldg.		\$80,000.00
ID0000332	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Soffits,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)	Replace roofing, soffit, fascia, gutters. Install new rear patios and replace entry doors & Windows.		\$104,700.00
ID0000333	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
ID0000334	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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000335	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$100,000.00
ID0000336	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of Boilers		\$100,000.00
	QUEEN CITY TOWERS (MD005000005)			\$175,000.00
ID0000347	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Common Area Finishes)	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
ID0000348	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
	BANNEKER GARDENS (MD005000008)			\$80,162.06

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000349	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
ID0000350	Dwelling Unit Exterior(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,Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Security)	Replace roofing, soffit, fascia, gutters. Install new doors & windows.		\$10,000.00
ID0000351	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
ID0000352	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$5,162.06
ID0000353	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Painting of siding		\$10,000.00
ID0000354	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)-Asphalt - Concrete - Paving,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
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$140,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2028		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000355	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
ID0000356	Dwelling Unit Exterior(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,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)	Repair/Replace building storefront style entry doors, entrance landings and entrance canopies. Roof replacement and related trim		\$25,000.00
ID0000357	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
ID0000358	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
ID0000359	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior painting, caulking and cleaning		\$30,000.00
ID0000360	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
	FREDERICK STREET UNIT (MD005000010)			\$300.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
5	2028			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0293	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 Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Exterior (1480)-Doors)	Porches, patios, doors, lighting, paint, caulking, gutters, siding, soffit, windows, foundation work.		\$300.00
	AUTHORITY-WIDE (NAWASD)			\$173,271.94
ID0323	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
ID0324	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
ID0325	Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Banneker Gardens.		\$10,639.14
ID0326	Administration(Administration (1410)-Salaries)	Salary and Benefits reimbursement related to the CFP administration by HACC staff.		\$10,000.00
ID0327	Operations(Operations (1406))	HUD required tests, studies and reviews: Energy Audits, Fair Housing assessments, Physical Condition Needs Assessment; etc.		\$20,500.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
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

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
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)-System Improvements,Management Improvement (1408)-Staff Training)	\$5,000.00
Operations(Operations (1406))	\$20,500.00
Subtotal of Estimated Cost	\$173,271.94

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
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

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
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

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2028
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
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