

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

<b>Part I: Summary</b>						
<b>PHA Name :</b> Housing Authority of the City of Cumberland		<b>Locality (City/County &amp; State)</b>				
<b>PHA Number:</b> MD005		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revised 5-Year Plan (Revision No:            )</b>				
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1    2025</b>	<b>Work Statement for Year 2    2026</b>	<b>Work Statement for Year 3    2027</b>	<b>Work Statement for Year 4    2028</b>	<b>Work Statement for Year 5    2029</b>
	QUEEN CITY TOWERS (MD005000005)	\$50,000.00	\$30,000.00	\$30,000.00		
	AUTHORITY-WIDE	\$173,271.94	\$173,271.94	\$173,271.94	\$173,271.94	\$173,271.94
	JANE FRAZIER VILLAGE (MD005000001)	\$401,693.06	\$495,493.06	\$485,493.06	\$475,000.00	\$516,831.00
	BANNEKER GARDENS (MD005000008)	\$155,000.00	\$91,500.00	\$91,500.00	\$111,500.00	\$90,162.06
	HOUSING AUTHORITY OF ALLEGANY COUNTY	\$160,000.00	\$150,000.00	\$160,000.00	\$180,493.06	\$160,000.00
	FREDERICK STREET UNIT (MD005000010)	\$300.00				

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U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	QUEEN CITY TOWERS (MD005000005)			\$50,000.00
ID0000374	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)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Security)	Replacement of damaged windows due to settlement. Repairs to entry doors due to settlement. repairs to Mechanical, Electrical and Mechanical components		\$20,000.00
ID0000404	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A&E, studies, etc.		\$20,000.00
ID0000406	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
	AUTHORITY-WIDE (NAWASD)			\$173,271.94
ID0000379	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
ID0000380	Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Banneker Gardens.		\$10,639.14

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Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000381	Administration(Administration (1410)-Salaries)	Salary and Benefits reimbursement related to the CFP administration by HACC staff.		\$10,000.00
ID0000382	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
ID0000383	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)			\$401,693.06
ID0000385	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,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)	Replace roofing, siding, soffit, fascia, gutters. Install new rear patios and replace entry doors & Windows.		\$246,493.06
ID0000386	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		\$5,000.00
ID0000387	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		\$55,200.00

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Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000402	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. Replacement of basement doors all 17 buildings.		\$45,000.00
ID0000506	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, siding, soffit, fascia, gutters. Install new rear patios and replace entry doors & Windows. Canopy roof shingle replacements		\$50,000.00
	BANNEKER GARDENS (MD005000008)			\$155,000.00
ID0000390	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Striping)	Seal coating and striping of parking areas and landscaping		\$5,000.00
ID0000391	Dwelling Unit Exterior(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,Dwelling Unit-Exterior (1480)-Mail Facilities)	Replacement of damaged windows due to settlement. Repair/replacement entry doors due to settlement. repairs to Mechanical, Electrical and Mechanical components		\$125,000.00
ID0000394	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center, mail facility, doors, MEP		\$20,000.00
ID0000507	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)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$5,000.00

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Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$160,000.00
ID0000396	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
ID0000397	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)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$10,000.00
ID0000399	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, walls and doors		\$10,000.00
ID0000400	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior painting, caulking and cleaning.		\$100,000.00
ID0000505	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of Boilers, Elevator		\$30,000.00
	FREDERICK STREET UNIT (MD005000010)			\$300.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000405	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			\$940,265.00

Form HUD-50075.2(4/2008)

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000529	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)-Interior Doors,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.		\$5,000.00
	JANE FRAZIER VILLAGE (MD005000001)			\$495,493.06
ID0000407	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Replacement of Boilers		\$130,000.00
ID0000411	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)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)	Replace siding, roofing, soffit, fascia, gutters. Install new rear patios and replace entry doors & Windows. Canopy roof shingle replacements. Change dryer vents to approved material.		\$50,000.00
ID0000413	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.		\$35,000.00
ID0000414	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.		\$55,493.06
ID0000415	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



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Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000416	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. Repairs to railings, stairs, retaining walls.		\$100,000.00
ID0000417	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
ID0000435	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center , Admin Building, Mail Facility, Doors, MEP		\$80,000.00
ID0000530	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)-Appliances,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.		\$5,000.00
	QUEEN CITY TOWERS (MD005000005)			\$30,000.00
ID0000408	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A&E, studies, etc.		\$25,000.00
ID0000531	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing,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)-Appliances)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$5,000.00

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Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$173,271.94
ID0000418	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
ID0000419	Administration(Administration (1410)-Salaries)	Salary and Benefits reimbursement related to the CFP administration by HACC staff.		\$10,000.00
ID0000420	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
ID0000421	Operations(Operations (1406))	HUD required tests, studies and reviews: Energy Audits, Fair Housing assessments, Physical Condition Needs Assessment; etc.		\$20,500.00
ID0000436	Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Banneker Gardens.		\$10,639.14
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$150,000.00

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Work Statement for Year 2 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000428	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. H/C entrance front of building.		\$25,000.00
ID0000429	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
ID0000430	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Electrical,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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$20,000.00
ID0000431	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Exterior Lighting, caulking and painting, outside portico including wrap around driveway modification, property sign.		\$25,000.00
ID0000432	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 and flooring.		\$15,000.00
ID0000433	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior painting, caulking and cleaning		\$30,000.00
ID0000522	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of Boilers, Elevator		\$20,000.00

Form HUD-50075.2(4/2008)

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	JANE FRAZIER VILLAGE (MD005000001)			\$485,493.06
ID0000438	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		\$130,000.00
ID0000440	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.		\$40,300.00
ID0000441	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$80,000.00
ID0000442	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
ID0000443	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, siding, siding, soffit, fascia, gutters. Install new rear patios and replace entry doors & Windows. Repairs under siding due to deterioration.		\$89,693.06
ID0000444	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		\$100,500.00

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Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000445	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		\$5,000.00
ID0000533	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, siding, siding, soffit, fascia, gutters. Install new rear patios and replace entry doors & Windows. Repairs under siding due to deterioration.		\$10,000.00
	AUTHORITY-WIDE (NAWASD)			\$173,271.94
ID0000439	Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Banneker Gardens.		\$10,639.14
ID0000460	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
ID0000461	Administration(Administration (1410)-Salaries)	Salary and Benefits reimbursement related to the CFP administration by HACC staff.		\$10,000.00
ID0000462	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

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Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000463	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)			\$160,000.00
ID0000448	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
ID0000449	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
ID0000450	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)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$30,000.00
ID0000451	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
ID0000452	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

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Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000453	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior painting, caulking and cleaning		\$30,000.00
ID0000523	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator,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, Elevator		\$20,000.00
	BANNEKER GARDENS (MD005000008)			\$91,500.00
ID0000454	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)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$40,000.00
ID0000455	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Painting of siding		\$10,000.00
ID0000456	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
ID0000457	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$5,000.00



**Work Statement for Year** 3

### General Description of Major Work Categories

### Estimated Cost

ID0000458	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
ID0000459	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.		\$20,000.00
	QUEEN CITY TOWERS (MD005000005)			\$30,000.00
ID0000497	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A&E, studies, etc.		\$30,000.00
	Subtotal of Estimated Cost			\$940,265.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JANE FRAZIER VILLAGE (MD005000001)			\$475,000.00
ID0000464	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.		\$40,300.00
ID0000465	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Seal Coat)	Sealcoating and striping of parking areas as well as landscaping		\$10,000.00
ID0000466	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center, Admin Bldg.		\$80,000.00
ID0000467	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 siding, roofing, soffit, fascia, gutters. Install new rear patios and replace entry doors & Windows.		\$104,700.00
ID0000468	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		\$100,000.00
ID0000469	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)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repairs to asphalt parking areas, sidewalks, and dumpster areas		\$40,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000471	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
	BANNEKER GARDENS (MD005000008)			\$111,500.00
ID0000474	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)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$35,000.00
ID0000475	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.		\$30,000.00
ID0000476	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
ID0000477	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$15,000.00
ID0000478	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Painting of siding		\$10,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000479	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
ID0000528	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. Replace smoke detectors		\$5,000.00
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$180,493.06
ID0000480	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)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$30,000.00
ID0000481	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
ID0000482	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
ID0000483	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

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Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000484	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior painting, caulking and cleaning		\$30,000.00
ID0000485	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
ID0000524	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of Boilers, Elevator		\$40,493.06
	AUTHORITY-WIDE (NAWASD)			\$173,271.94
ID0000487	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
ID0000488	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
ID0000489	Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Banneker Gardens.		\$10,639.14

Form HUD-50075.2(4/2008)

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Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BANNEKER GARDENS (MD005000008)			\$90,162.06
ID0000375	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$10,000.00
ID0000516	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)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$40,000.00
ID0000517	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
ID0000518	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
ID0000519	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center		\$5,162.06
ID0000520	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Painting of siding		\$10,000.00

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Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000521	Non-Dwelling Site Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Curb and Gutter)	Repairs to Playground and lighting, Parking lot, fencing and storm drains		\$5,000.00
	HOUSING AUTHORITY OF ALLEGANY COUNTY (MD005000009)			\$160,000.00
ID0000395	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
ID0000403	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A/E, studies, etc.		\$20,000.00
ID0000500	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
ID0000501	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
ID0000502	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



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Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000503	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)	Upgrades to Electrical, Plumbing and Mechanical systems as well as kitchens and bathrooms. Replacement flooring, doors and appliances.		\$30,000.00
ID0000504	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior painting, caulking and cleaning		\$30,000.00
	AUTHORITY-WIDE (NAWASD)			\$173,271.94
ID0000492	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
ID0000493	Operations(Operations (1406))	Housing Authority repayment agreement with HUD regarding pre-development expenses related to Banneker Gardens.		\$10,639.14
ID0000494	Administration(Administration (1410)-Salaries)	Salary and Benefits reimbursement related to the CFP administration by HACC staff.		\$10,000.00
ID0000495	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

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000496	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)			\$516,831.00
ID0000509	Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Canopies,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)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Replace siding, roofing, soffit, fascia, gutters. Install new rear patios and replace entry doors & Windows. Repairs under siding due to deterioration.		\$100,000.00
ID0000510	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		\$5,000.00
ID0000511	Non-Dwelling Interior (Non-Dwelling Interior (1480)-Community Building)	Repairs to Community Center, Admin Bldg.		\$80,000.00
ID0000512	Non-Dwelling Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Replacement of Boilers		\$100,000.00
ID0000513	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		\$101,531.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000514	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. Upgrades to playgrounds.		\$40,000.00
ID0000515	RAD Development Activity(RAD Funds Pre Closing (1480))	Development Costs related to preparing for RAD, A&E, studies, etc.		\$50,000.00
ID0000526	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.		\$40,300.00
	Subtotal of Estimated Cost			\$940,265.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 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)-System Improvements,Management Improvement (1408)-Staff Training)	\$5,000.00
Operations(Operations (1406))	\$20,500.00
Subtotal of Estimated Cost	\$173,271.94

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2026
<b>Development Number/Name</b> <b>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

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 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

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2028
<b>Development Number/Name</b> <b>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

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5 2029	
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)-System Improvements,Management Improvement (1408)-Staff Training)	\$5,000.00
Operations(Operations (1406))	\$20,500.00
Subtotal of Estimated Cost	\$173,271.94