

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 06/18/2020

Approved By: EPIC SYSTEM

Part I: Summary						
PHA Name : Memphis Housing Authority			Locality (City/County & State)			
PHA Number: TN001			<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 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	AUTHORITY-WIDE	\$1,989,818.00	\$1,141,412.00	\$1,454,600.00	\$1,364,602.00	
	COLLEGE PARK FAMILY II (TN001000046)		\$296,605.00	\$225,000.00	\$225,000.00	
	COLLEGE PARK FAMILY I (TN001000044)	\$903,744.00	\$350,000.00		\$263,415.00	
	COLLEGE PARK SENIOR VILLAGE (TN001000043)		\$205,000.00	\$75,000.00		
	BARRY TOWERS (TN001000013)	\$560,533.00	\$335,000.00	\$175,000.00	\$10,000.00	\$350,000.00
	BORDA TOWERS (TN001000023)	\$445,000.00	\$350,000.00	\$185,000.00	\$10,000.00	\$750,339.00
	VENSON CENTER (TN001000014)	\$1,195,000.00	\$150,000.00		\$710,000.00	\$1,100,339.00
	JEFFERSON SQUARE (TN001000018)	\$755,000.00	\$255,000.00	\$175,000.00	\$210,000.00	\$200,339.00
	MONTGOMERY PLAZA (TN001000021)	\$910,000.00	\$200,000.00	\$125,000.00	\$330,000.00	\$223,000.00
	FOWLER MULTIFAMILY (TN001000055)	\$140,000.00	\$105,000.00			\$412,000.00

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	UPTOWN RENTAL HOMES PHASE IV (TN001000059)		\$50,000.00	\$200,000.00		
	UPTOWN RENTAL HOMES PHASE III (TN001000058)		\$50,000.00	\$200,000.00		
	UPTOWN RENTAL HOMES PHASE II (TN001000049)		\$25,000.00	\$200,000.00		
	MAGNOLIA TERRACE (TN001000056)	\$50,000.00	\$30,000.00	\$153,417.00	\$100,000.00	
	FAIRWAY MANOR (TN001000072)		\$30,000.00			
	ASKEW PLACE (TN001000051)	\$25,000.00	\$100,000.00			\$350,000.00
	KEFAUVER TERRACE (TN001000076)	\$175,000.00	\$100,000.00		\$450,000.00	\$347,000.00
	METROPOLITAN PLACE (TN001000050)			\$120,000.00		
	LATHAM TERRACE (TN001000054)	\$50,000.00		\$165,000.00	\$100,000.00	
	UPTOWN SQUARE (TN001000047)			\$200,000.00		

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	GREENLAW PLACE (TN001000048)			\$120,000.00		
	FOOTE HOMES (TN001000002)					\$40,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,989,818.00
ID0044	Admin fees(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin fees		\$719,909.00
ID0047	Operations(Operations (1406))	Operations		\$719,909.00
ID0053	Architects and Engineers (A&E) Fees and Cost Agency Wide(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	A&E fees and cost to develop construction documents for modernization, demolition and new construction projects		\$300,000.00
ID0056	MHA Capital Improvements Staff Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Contract Management/Field Oversight of Capital Projects identified in the 5YAP		\$200,000.00
ID0305	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Management Improvements		\$50,000.00
	COLLEGE PARK FAMILY I (TN001000044)			\$903,744.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0110	College Park Exterior Siding Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Siding)	Replace Exterior Siding for 92 dwelling units		\$468,744.00
ID0121	College Park Exterior Stairs Replacement(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Replace Exterior Stairs for 92 dwelling units		\$435,000.00
	BARRY TOWERS (TN001000013)			\$560,533.00
ID0113	Main Panelboard Testing, Repairs and Upgrades(Non-Dwelling Interior (1480)-Electrical)	Upgrade main 5 panel boards adjacent to trash chute		\$200,000.00
ID0254	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 10 dwelling units.		\$50,000.00
ID0255	Dwelling units living room space upgrades(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)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 10 dwelling units		\$80,533.00
ID0256	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Appliances,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)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 6 dwelling units		\$30,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0367	Security System Installation(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Replace current security and access control systems, includes; camera, telephone entry and card readers		\$100,000.00
ID0374	Air Distribution System(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Clean 5 air distribution ducts serving common area; test, adjust and balance airflow at inlet and outlet vents		\$100,000.00
	JEFFERSON SQUARE (TN001000018)			\$755,000.00
ID0127	Air Distribution System(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Clean 6 air distribution duct systems serving common area; test, adjust and balance airflow inlets and outlets.		\$75,000.00
ID0261	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Appliances,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)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 6 dwelling units, asbestos material abatement.		\$80,000.00
ID0262	Dwelling units living room space upgrades(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)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 20 dwelling units, hazardous material abatement.		\$200,000.00
ID0263	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 20 dwelling units, hazardous material abatement		\$300,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2020			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0371	Security System Installation(Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Replace current security and access control systems, includes; camera, telephone entry and card readers		\$100,000.00
	BORDA TOWERS (TN001000023)			\$445,000.00
ID0128	Air Distribution System(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Clean 5 air distribution ducts serving common area; test, adjust and balance airflow at inlet and outlet vents		\$75,000.00
ID0129	Laundry Equipment Plumbing Replacement(Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Plumbing)	Replace water supply and drainage pipe that serve 5 sets of laundry equipment		\$20,000.00
ID0131	Main Panelboard Testing, Repairs and Upgrades(Non-Dwelling Interior (1480)-Electrical)	Upgrade 6 main panelboards adjacent to trash chute area		\$100,000.00
ID0257	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Appliances,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)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 6 dwelling units.		\$30,000.00
ID0258	Dwelling units living room space upgrades(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)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 4 dwelling units.		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0259	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 10 dwelling units.		\$50,000.00
ID0370	Security System Installation(Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Replace current security and access control systems, includes; camera, telephone entry and card readers		\$100,000.00
ID0378	Waterproof Building Exterior(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	Water seal North and South sides of Building		\$50,000.00
	VENSON CENTER (TN001000014)			\$1,195,000.00
ID0152	Main Panelboard Testing, Repairs and Upgrades(Non-Dwelling Interior (1480)-Electrical)	Upgrade 5 main panelboards adjacent to trash chute		\$50,000.00
ID0264	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 15 dwelling units		\$300,000.00
ID0265	Dwelling units living room space upgrades(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)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 12 dwelling units		\$300,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0266	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Appliances,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)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 12 dwelling units		\$300,000.00
ID0306	Air Distribution System(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Clean 5 air distribution ducts serving common area; test, adjust and balance airflow at inlet and outlet vents		\$100,000.00
ID0368	Security System Installation(Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Replace current security and access control systems, includes; camera, telephone entry and card readers		\$100,000.00
ID0379	Exterior Lighting Upgrade(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace exterior mounted surface lighting		\$45,000.00
	MAGNOLIA TERRACE (TN001000056)			\$50,000.00
ID0165	Common Areas Finishes Upgrades (Non-Dwelling Interior (1480)-Common Area Bathrooms)	Replace Wall, Floor and Ceiling Finishes in common areas for 10 dwelling units		\$50,000.00
	LATHAM TERRACE (TN001000054)			\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0166	Common Areas Finishes Upgrades (Non-Dwelling Interior (1480)-Common Area Bathrooms)	Replace Wall, Floor and Ceiling Finishes in common areas for 10 dwelling units		\$50,000.00
	KEFAUVER TERRACE (TN001000076)			\$175,000.00
ID0267	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 10 dwelling units, hazard material abatement.		\$50,000.00
ID0268	Dwelling units living room space upgrades(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 5 dwelling units, hazardous material abatement.		\$50,000.00
ID0269	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Appliances,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)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 6 dwelling units, hazardous material abatement		\$50,000.00
ID0373	Security System Installation(Non-Dwelling Site Work (1480)-Site Utilities)	Replace current security and access control systems, includes; camera, telephone entry and card readers		\$25,000.00
	MONTGOMERY PLAZA (TN001000021)			\$910,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0270	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 30 dwelling units, hazardous material abatement.		\$300,000.00
ID0271	Dwelling units living room space upgrades(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)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 12 dwelling units, hazardous material abatement.		\$300,000.00
ID0272	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Appliances,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)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 18 dwelling units, hazardous material abatement.		\$300,000.00
ID0380	Porch Lighting Fixture Replacment(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Removal of existing light fixture and installation of LED Fixtures		\$10,000.00
	FOWLER MULTIFAMILY (TN001000055)			\$140,000.00
ID0369	Security System Installation(Non-Dwelling Site Work (1480)-Site Utilities)	Replace current security and access control systems, includes; camera, telephone entry and card readers		\$25,000.00
ID0381	Replace Playground Equipment and Surface(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Demo exist assembly and surface; Install 1 playground System		\$115,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,141,412.00
ID0045	Admin fees(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	Admin fees		\$377,301.00
ID0048	Operations(Operations (1406))	Operations		\$264,111.00
ID0051	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$100,000.00
ID0054	Architects and Engineers (A&E) Fees and Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A&E fees and cost to develop construction documents for modernization, demolition and new construction projects		\$200,000.00
ID0057	MHA Capital Improvements Staff Cost Agency Wide(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Contract Management/Field Oversight of Capital Projects identified in the 5YAP		\$200,000.00
	COLLEGE PARK FAMILY II (TN001000046)			\$296,605.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0117	College Park Roof Replacements(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof shingles for 15 structures		\$246,605.00
ID0148	Resurface Asphalt Pavement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Redo 125 square yards of top asphalt coat and strip parking and emergency areas		\$50,000.00
	COLLEGE PARK FAMILY I (TN001000044)			\$350,000.00
ID0118	College Park Roof Replacements(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof shingles for 25 structures		\$300,000.00
ID0147	Resurface Asphalt Pavement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Redo 125 square yards of top asphalt coat and strip parking and emergency areas		\$50,000.00
	COLLEGE PARK SENIOR VILLAGE (TN001000043)			\$205,000.00
ID0119	College Park Roof Replacements(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof shingles for 17 structures		\$75,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0120	Upgrade Kitchens (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)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernize 14 dwelling units, inclusive of; new plumbing fixtures, new cabinets, new electrical lighting and wiring devices, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and improve cooling and heating comfort		\$70,000.00
ID0122	ADA Improvement(Dwelling Unit-Interior (1480)-Tubs and Showers,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)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Install Grab Bars in bathrooms for 80 dwelling units		\$30,000.00
ID0123	College Park Exterior Siding and Soffit Repair(Dwelling Unit-Exterior (1480)-Roofs)	Clean exterior surface and replace 200 square feet of severely stained or missing pieces exterior siding.		\$25,000.00
ID0146	Resurface Asphalt Pavement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Redo top 12 square yards of asphalt coat and strip parking and emergency areas		\$5,000.00
	BARRY TOWERS (TN001000013)			\$335,000.00
ID0125	Exterior Lighting Upgrade(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace Exterior Building lighting system for 197 dwelling units		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0151	Resurface Asphalt Pavement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Redo 100 square yards of top asphalt coat and strip parking and emergency areas		\$50,000.00
ID0276	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 20 dwelling units.		\$100,000.00
ID0277	Dwelling units living room space upgrades(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)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 15 dwelling units		\$75,000.00
ID0278	Dwelling units kitchens Upgrades(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)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 12 dwelling units.		\$60,000.00
	BORDA TOWERS (TN001000023)			\$350,000.00
ID0130	Modify Plumbing Chase Access Panel Doors(Non-Dwelling Interior (1480)-Doors)	Frame-out opening and install hinged swing panel doors for plumbing drainage piping for 205 dwelling units.		\$100,000.00
ID0145	Resurface Asphalt Pavement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Redo top 50 square yards of asphalt coat and strip parking and emergency areas		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0279	Dwelling units bathrooms Upgrades(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 20 dwelling units		\$100,000.00
ID0280	Dwelling units living room space upgrades(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)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 10 dwelling units.		\$50,000.00
ID0281	Dwelling units kitchens Upgrades(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)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 16 dwelling units.		\$80,000.00
	VENSON CENTER (TN001000014)			\$150,000.00
ID0141	Resurface Asphalt Pavement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Redo 125 square yards top asphalt coat and strip parking and emergency areas		\$50,000.00
ID0291	Dwelling units kitchens Upgrades(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance		\$30,000.00
ID0292	Dwelling units living room space upgrades(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)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0293	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors		\$50,000.00
	JEFFERSON SQUARE (TN001000018)			\$255,000.00
ID0142	Resurface Asphalt Pavement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Redo 70 square yards of top asphalt coat and strip parking and emergency areas		\$30,000.00
ID0288	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 30 dwelling units.		\$150,000.00
ID0289	Dwelling units living room space upgrades(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)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 8 dwelling units.		\$20,000.00
ID0290	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Appliances,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)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 15 dwelling units.		\$55,000.00
	MONTGOMERY PLAZA (TN001000021)			\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0143	Resurface Asphalt Pavement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Redo 125 square yards of asphalt coat and strip parking and emergency areas		\$50,000.00
ID0294	Dwelling units kitchens Upgrades(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)-Appliances)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 8 dwelling units.		\$30,000.00
ID0295	Dwelling units living room space upgrades(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)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 6 dwelling units		\$20,000.00
ID0296	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 20 dwelling units.		\$100,000.00
	FOWLER MULTIFAMILY (TN001000055)			\$105,000.00
ID0149	Resurface Asphalt Pavement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Redo 12 square yards of top asphalt coat and strip parking and emergency areas		\$5,000.00
ID0282	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 10 dwelling units		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0283	Dwelling units living room space upgrades(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)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 5 dwelling units		\$20,000.00
ID0284	Dwelling units kitchens Upgrades(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)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 7 dwelling units.		\$30,000.00
	UPTOWN RENTAL HOMES PHASE IV (TN001000059)			\$50,000.00
ID0159	Install Security Doors and Security Screens(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	Install ornamental security doors and security screens on lower level windows for 43 dwelling units.		\$50,000.00
	UPTOWN RENTAL HOMES PHASE III (TN001000058)			\$50,000.00
ID0160	Install Security Doors and Security Screens(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	Install ornamental security doors and security screens on lower level windows for 42 dwelling units		\$50,000.00
	UPTOWN RENTAL HOMES PHASE II (TN001000049)			\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0161	Install Security Doors and Security Screens(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Doors)	Install ornamental security doors and security screens on lower level windows for 21 dwelling units		\$25,000.00
	MAGNOLIA TERRACE (TN001000056)			\$30,000.00
ID0168	ADA Improvement(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers)	Install Grab Bars in bathrooms for 60 dwelling units.		\$30,000.00
	FAIRWAY MANOR (TN001000072)			\$30,000.00
ID0169	ADA Improvement(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Commodes)	Install Grab Bars in bathrooms for 60 dwelling units		\$30,000.00
	ASKEW PLACE (TN001000051)			\$100,000.00
ID0273	Dwelling units bathrooms Upgrades(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 10 dwelling units		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0274	Dwelling units living room space upgrades(Dwelling Unit-Interior (1480)-Mechanical,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))	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 5 dwelling units		\$20,000.00
ID0275	Dwelling units kitchens Upgrades(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)-Appliances)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 6 dwelling units		\$30,000.00
	KEFAUVER TERRACE (TN001000076)			\$100,000.00
ID0285	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Appliances,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)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 6 dwelling units.		\$30,000.00
ID0286	Dwelling units living room space upgrades(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)-Mechanical,Dwelling Unit-Interior (1480)-Electrical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 5 dwelling units		\$20,000.00
ID0287	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 20 dwelling units.		\$50,000.00
	Subtotal of Estimated Cost			\$3,773,017.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,454,600.00
ID0037	Admin fees(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin fees		\$377,300.00
ID0038	Operations(Operations (1406))	Operations		\$377,300.00
ID0040	Architects and Engineers (A&E) Fees and Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A&E fees and cost to develop construction documents for modernization, demolition and new construction projects		\$400,000.00
ID0041	MHA Capital Improvements Staff Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Contract Management/Field Oversight of Capital Projects identified in the 5YAP		\$200,000.00
ID0050	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$100,000.00
	METROPOLITAN PLACE (TN001000050)			\$120,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0307	Common Areas Finishes Upgrades (Non-Dwelling Interior (1480)-Common Area Bathrooms)	Replace Wall, Floor and Ceiling Finishes		\$10,000.00
ID0308	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 40 dwelling units		\$20,000.00
ID0309	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Appliances,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)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 40 dwelling units.		\$20,000.00
ID0338	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace Percentage of total cost for PH 40 Units		\$70,000.00
	BORDA TOWERS (TN001000023)			\$185,000.00
ID0310	Dwelling units living room space upgrades(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)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 5 dwelling units		\$10,000.00
ID0331	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace Entire Roof		\$175,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LATHAM TERRACE (TN001000054)			\$165,000.00
ID0311	Common Areas Finishes Upgrades (Non-Dwelling Interior (1480)-Common Area Bathrooms)	Replace Wall, Floor and Ceiling Finishes		\$10,000.00
ID0312	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 80 dwelling units		\$20,000.00
ID0313	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Appliances,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)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 80 dwelling units.		\$20,000.00
ID0335	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace Entire Roof		\$75,000.00
ID0340	Exterior Refinish(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Entire Exterior Building Repairs and Painting		\$40,000.00
	MAGNOLIA TERRACE (TN001000056)			\$153,417.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0314	Common Areas Finishes Upgrades (Non-Dwelling Interior (1480)-Common Area Bathrooms)	Replace Wall, Floor and Ceiling Finishes		\$10,000.00
ID0315	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 69 dwelling units		\$20,000.00
ID0316	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Appliances,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)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 69 dwelling units.		\$20,000.00
ID0336	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace Entire Roof		\$75,000.00
ID0341	Exterior Refinish(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Entire Exterior Building Repairs and Painting		\$28,417.00
	UPTOWN SQUARE (TN001000047)			\$200,000.00
ID0317	Common Areas Finishes Upgrades (Non-Dwelling Interior (1480)-Common Area Bathrooms)	Replace Wall, Floor and Ceiling Finishes		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0318	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 76 dwelling units		\$20,000.00
ID0319	Dwelling units kitchens Upgrades(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)-Appliances)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 76 dwelling units.		\$20,000.00
ID0339	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace Percentage of total cost for 76 PH Units		\$150,000.00
	GREENLAW PLACE (TN001000048)			\$120,000.00
ID0320	Common Areas Finishes Upgrades (Non-Dwelling Interior (1480)-Common Area Bathrooms)	Replace Wall, Floor and Ceiling Finishes		\$10,000.00
ID0321	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 40 dwelling units		\$20,000.00
ID0322	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Appliances,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)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 22 dwelling units.		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BARRY TOWERS (TN001000013)			\$175,000.00
ID0330	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace Entire Roof		\$175,000.00
	JEFFERSON SQUARE (TN001000018)			\$175,000.00
ID0332	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace Entire Roof		\$175,000.00
	COLLEGE PARK SENIOR VILLAGE (TN001000043)			\$75,000.00
ID0334	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Appliances,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)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 80 dwelling units		\$75,000.00
	Subtotal of Estimated Cost			\$3,773,017.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MONTGOMERY PLAZA (TN001000021)			\$330,000.00
ID0239	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 10 dwelling units.		\$300,000.00
ID0348	Dwelling units kitchens Upgrades(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)-Appliances)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 6 dwelling units.		\$30,000.00
	VENSON CENTER (TN001000014)			\$710,000.00
ID0343	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 10 dwelling units		\$200,000.00
ID0344	Dwelling units living room space upgrades(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)-Mechanical,Dwelling Unit-Interior (1480)-Electrical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 8 dwelling systems		\$200,000.00
ID0345	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Appliances,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)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 9 dwelling systems		\$300,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0359	Venson Center Telephone Entry System Equipment Replacement(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Install new residents call entry system		\$10,000.00
	JEFFERSON SQUARE (TN001000018)			\$210,000.00
ID0346	Dwelling units kitchens Upgrades(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)-Appliances)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 6 dwelling units		\$200,000.00
ID0358	Jefferson Square Telephone Entry System Equipment Replacement(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Install new residents call entry system		\$10,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,364,602.00
ID0349	Admin fees(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin fees		\$377,301.00
ID0350	Operations(Operations (1406))	Operations		\$377,301.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0351	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$10,000.00
ID0352	Architects and Engineers (A&E) Fees and Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A&E fees and cost to develop construction documents for modernization, demolition and new construction projects		\$300,000.00
ID0353	MHA Capital Improvements Staff Cost Agency Wide(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Contract Management/Field Oversight of Capital Projects identified in the 5YAP		\$300,000.00
	LATHAM TERRACE (TN001000054)			\$100,000.00
ID0354	Latham Terrace Common Areas Finishes Improvements(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Common areas walls, ceilings and flooring upgrades		\$100,000.00
	MAGNOLIA TERRACE (TN001000056)			\$100,000.00
ID0355	Magnolia Terrace Common Areas Finishes Improvements(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Common areas walls, ceilings and flooring upgrades		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BARRY TOWERS (TN001000013)			\$10,000.00
ID0356	Barry Tower Telephone Entry System Equipment Replacement(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Install new residents call entry system		\$10,000.00
	BORDA TOWERS (TN001000023)			\$10,000.00
ID0357	Borda Tower Telephone Entry System Equipment Replacement(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Install new residents call entry system		\$10,000.00
	KEFAUVER TERRACE (TN001000076)			\$450,000.00
ID0360	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 10 dwelling units		\$150,000.00
ID0361	Dwelling units living room space upgrades(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)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 5 dwelling units		\$125,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0362	Dwelling units kitchens Upgrades(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)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors and new appliance for 6 dwelling units		\$175,000.00
	COLLEGE PARK FAMILY II (TN001000046)			\$225,000.00
ID0363	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 7 dwelling units		\$125,000.00
ID0365	Dwelling units living room space upgrades(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)-Mechanical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 7 dwelling units		\$100,000.00
	COLLEGE PARK FAMILY I (TN001000044)			\$263,415.00
ID0364	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	New plumbing fixtures, new cabinets and countertops, new lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior doors for 7 dwelling units		\$125,000.00
ID0366	Dwelling units living room space upgrades(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)-Mechanical,Dwelling Unit-Interior (1480)-Electrical)	New electrical lighting and wiring devices, removal of asbestos containing materials, new walls and ceilings finishes, new floor covering, wall and ceiling repairs, new interior and entrance doors, new appliances, new energy efficient windows and HVAC modifications for 5 dwelling units		\$138,415.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$3,773,017.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BORDA TOWERS (TN001000023)			\$750,339.00
ID0376	Common Area HVAC Systems Replacement(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Demo 8 existing package unit and replace with new equipment and electrical service		\$100,000.00
ID0384	Replace Emergency Power Backup System(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Demo existing generator and switch gear and install new system		\$50,000.00
ID0390	Refinish common areas(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Paint walls and ceiling in hallways, stairwells and common spaces		\$125,000.00
ID0392	Refinish Exterior Building Surface(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint and Repair Exterior Concrete Panels and Balconies; Waterproof all vertical and horizontal mating joints		\$400,000.00
ID0414	Fire Pump Replacement(Dwelling Unit-Interior (1480)-Plumbing)	Remove Existing Fire Pump and Ancillary Equipment; Install new system and connect to Emergency Backup Power System		\$75,339.00
	VENSON CENTER (TN001000014)			\$1,100,339.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0377	HVAC System serving main floor and common areas(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace 3 HVAC systems that serve the lobby, corridor, community room and private offices on the main floor.		\$200,000.00
ID0387	Refinish common areas(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Paint walls and ceiling in hallways, stairwells and common spaces		\$125,000.00
ID0391	Refinish Exterior Building Surface(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint and Repair Exterior Concrete Panels and Balconies; Waterproof all vertical and horizontal mating joints		\$500,000.00
ID0399	Laundry Room Relocation(Dwelling Unit-Interior (1480)-Plumbing)	Construction Laundry Room on Main Floor to support multiple washers and dryers; removal all equipment from upper floors and drain piping systems; refinish walls in all locations and fix or replace sliding glass doors with fixed panels		\$200,000.00
ID0412	Fire Pump Replacement(Dwelling Unit-Interior (1480)-Plumbing)	Remove Existing Fire Pump and Ancillary Equipment; Install new system and connect to Emergency Backup Power System		\$75,339.00
	FOWLER MULTIFAMILY (TN001000055)			\$412,000.00
ID0382	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Demo exist asphalt shingles for 29 structures and install new roofing material		\$145,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0396	Ornamental Fence Insallation(Non-Dwelling Site Work (1480)-Fencing)	Prepare and install MHA fence panels		\$25,000.00
ID0402	Appliance Storage Building(Non-Dwelling Construction-New Construction (1480)-Storage Area)	Construct Storage Building for new and used appliances and maintenance equipment		\$150,000.00
ID0408	Porch Rails and Stairs Replacements and Repairs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Remove damaged components and install new rails and stair components for all four Quad Buildings		\$32,000.00
ID0409	Replace Direct Vent Water Heaters(Dwelling Unit-Interior (1480)-Appliances)	Remove exist equipment and exterior Vent connections; Install 13 new Water Heater and vent connector at exterior wall.		\$20,000.00
ID0410	Improve Rain Water Drainage and Erosion Near Buildings Foundations(Non-Dwelling Site Work (1480)-Storm Drainage)	Regrade buildings to drain and install local drainage components to properly transport rain water to pavement and public drainage systems		\$40,000.00
	KEFAUVER TERRACE (TN001000076)			\$347,000.00
ID0385	HVAC Units Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Demo 7 mini split system and install new full split system		\$70,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0393	Improve Rain Water Drainage and Erosion Near Buildings Foundations(Non-Dwelling Site Work (1480)-Storm Drainage)	Regrade buildings to drain and install local drainage components to properly transport rain water to pavement and public drainage systems		\$60,000.00
ID0398	Ornamental Fence Insallation(Non-Dwelling Site Work (1480)-Fencing)	Prepare and install MHA fence panels		\$25,000.00
ID0403	Appliance Storage Building(Non-Dwelling Construction-New Construction (1480)-Storage Area)	Construct Storage Building for new and used appliances and maintenance equipment		\$150,000.00
ID0404	Emergency Call Systems Upgrade(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	Removing existing systems and install new ones for all 42 units		\$42,000.00
	BARRY TOWERS (TN001000013)			\$350,000.00
ID0386	Refinish common areas(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Paint walls and ceiling in hallways, stairwells and common spaces		\$125,000.00
ID0394	Exterior Building Finish Repair(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations)	Uncover and fix wear damage to face brick and horizontal beam		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0405	Common Area HVAC Systems Replacement(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Demo HVAC System existing replace with new equipment and electrical service		\$200,000.00
	JEFFERSON SQUARE (TN001000018)			\$200,339.00
ID0388	Refinish common areas(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Paint walls and ceiling in hallways, stairwells and common spaces		\$125,000.00
ID0413	Fire Pump Replacement(Dwelling Unit-Interior (1480)-Plumbing)	Remove Existing Fire Pump and Ancillary Equipment; Install new system and connect to Emergency Backup Power System		\$75,339.00
	FOOTE HOMES (TN001000002)			\$40,000.00
ID0395	Ornamental Fence Removal(Non-Dwelling Site Work (1480)-Fencing)	Remove fence panels and post. Prepare fence panels for reuse at various MHA Sites		\$40,000.00
	ASKEW PLACE (TN001000051)			\$350,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0397	Ornamental Fence Insallation(Non-Dwelling Site Work (1480)-Fencing)	Prepare and install MHA fence panels		\$25,000.00
ID0401	Appliance Storage Building(Non-Dwelling Construction-New Construction (1480)-Storage Area)	Construct Storage Building for new and used appliances and maintenance equipment		\$150,000.00
ID0407	Exterior Finishes Replacements and Protection(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches)	Remove existing wood composition columns and replace with water resistant equivalent; Replace Utility Room Doors.		\$50,000.00
ID0411	Interior Unit Upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Replace existing flooring material with durable vinyl planks; paint interior walls and ceilings		\$125,000.00
	MONTGOMERY PLAZA (TN001000021)			\$223,000.00
ID0400	Yard Isolation Valves Replacements(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Remove 100 existing valves and install new		\$30,000.00
ID0406	Refinish Exterior Buildings Surface(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint and Repair Exterior Siding; Waterproof all vertical and horizontal mating joints		\$78,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0415	Replace Playground Equipment and Surface(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Demo exist assembly and surface; Install 1 playground System		\$115,000.00
	Subtotal of Estimated Cost			\$3,773,017.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Admin fees(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$719,909.00
Operations(Operations (1406))	\$719,909.00
Architects and Engineers (A&E) Fees and Cost Agency Wide(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$300,000.00
MHA Capital Improvements Staff Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$200,000.00
Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	\$50,000.00
Subtotal of Estimated Cost	\$1,989,818.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Admin fees(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	\$377,301.00
Operations(Operations (1406))	\$264,111.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$100,000.00
Architects and Engineers (A&E) Fees and Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$200,000.00
MHA Capital Improvements Staff Cost Agency Wide(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$200,000.00
Subtotal of Estimated Cost	\$1,141,412.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Admin fees(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$377,300.00
Operations(Operations (1406))	\$377,300.00
Architects and Engineers (A&E) Fees and Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$400,000.00
MHA Capital Improvements Staff Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$200,000.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$100,000.00
Subtotal of Estimated Cost	\$1,454,600.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Admin fees(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$377,301.00
Operations(Operations (1406))	\$377,301.00
Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$10,000.00
Architects and Engineers (A&E) Fees and Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
MHA Capital Improvements Staff Cost Agency Wide(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$300,000.00
Subtotal of Estimated Cost	\$1,364,602.00

