

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 11/03/2021

Approved By: DANIEL, DEMETRA

Part I: Summary						
PHA Name : Memphis Housing Authority			Locality (City/County & State)			
PHA Number: TN001			<input type="checkbox"/> Original 5-Year Plan		<input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	AUTHORITY-WIDE	\$1,802,308.00	\$1,810,193.00	\$1,461,858.00	\$1,508,160.00	\$1,557,876.00
	LATHAM TERRACE (TN001000054)		\$100,000.00	\$100,000.00		\$80,000.00
	MAGNOLIA TERRACE (TN001000056)		\$100,000.00	\$100,000.00		\$98,417.00
	GREENLAW PLACE (TN001000048)		\$87,000.00			\$300,000.00
	METROPOLITAN PLACE (TN001000050)		\$87,000.00			\$300,000.00
	UPTOWN SQUARE (TN001000047)		\$87,000.00		\$300,000.00	
	VENSON CENTER (TN001000014)	\$285,000.00	\$1,200,000.00	\$683,850.00	\$675,000.00	\$50,000.00
	BORDA TOWERS (TN001000023)	\$1,775,000.00	\$1,100,000.00	\$593,950.00	\$875,000.00	\$20,000.00
	BARRY TOWERS (TN001000013)	\$225,000.00	\$1,000,000.00	\$658,882.00	\$811,000.00	\$50,000.00
	JEFFERSON SQUARE (TN001000018)	\$1,570,561.00	\$400,000.00	\$578,750.00	\$475,000.00	\$30,000.00

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A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	MONTGOMERY PLAZA (TN001000021)	\$1,196,732.00	\$990,000.00	\$990,000.00	\$617,649.00	\$1,353,070.00
	KEFAUVER TERRACE (TN001000076)			\$450,000.00	\$172,000.00	\$100,000.00
	FOWLER MULTIFAMILY (TN001000055)				\$177,000.00	\$105,000.00
	ASKEW PLACE (TN001000051)	\$1,215.00			\$175,000.00	\$100,000.00
	COLLEGE PARK FAMILY II (TN001000046)					\$621,605.00
	COLLEGE PARK FAMILY I (TN001000044)					\$613,415.00
	COLLEGE PARK SENIOR VILLAGE (TN001000043)					\$280,000.00
	UPTOWN RENTAL HOMES PHASE III (TN001000058)	\$5,485.00				\$100,000.00
	UPTOWN RENTAL HOMES PHASE IV (TN001000059)	\$5,433.00				\$100,000.00
	UPTOWN RENTAL HOMES PHASE II (TN001000049)	\$2,306.00				\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,802,308.00
ID0045	Admin fees(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	Admin fees		\$686,904.00
ID0048	Operations(Operations (1406))	Operations		\$686,904.00
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		\$328,500.00
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		\$100,000.00
	BARRY TOWERS (TN001000013)			\$225,000.00
ID0276	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 6 dwelling units.		\$75,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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 6 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)-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.		\$75,000.00
	BORDA TOWERS (TN001000023)			\$1,775,000.00
ID0279	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 6 dwelling units		\$75,000.00
ID0280	Dwelling units living room space upgrades(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Interior Doors)	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.		\$75,000.00
ID0281	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.		\$75,000.00
ID0384	Replace Emergency Power Backup System(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Demo existing generator and switch gear and install new system		\$200,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0478	Elevator Systems Overhaul(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace all components of the Elevators with exception of the structural support and the car frame		\$1,350,000.00
	JEFFERSON SQUARE (TN001000018)			\$1,570,561.00
ID0288	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)-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)-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 6 dwelling units.		\$75,000.00
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 6 dwelling units.		\$75,000.00
ID0346	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)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	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		\$75,000.00
ID0479	Elevator Systems Overhaul(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Electrical)	Replace all components of the Elevators with exception of the structural support and the car frame		\$1,345,561.00
	VENSON CENTER (TN001000014)			\$285,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0291	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 units.		\$75,000.00
ID0292	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 6 units.		\$75,000.00
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 for 6 units.		\$75,000.00
ID0490	Replace domestic water heater(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Demo old and install new 1350 mbtu water heater. The domestic water heater serves all 215 dwelling units.		\$60,000.00
	MONTGOMERY PLAZA (TN001000021)			\$1,196,732.00
ID0294	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.		\$247,500.00
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		\$247,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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)-Bathroom Counters and Sinks,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 6 dwelling units.		\$247,500.00
ID0418	Auxiliary Site Lighting Installation(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Lighting)	New exterior lighting fixtures, electric or solar powered, mounted on ends of all 26 buildings, which house all 100 dwelling units		\$100,000.00
ID0491	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Demolition and replacement of roof material for 26 Structures that house 100 units		\$208,000.00
ID0492	Exterior Structure Refinsh(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint exterior surface for 26 building which house 100 units		\$146,232.00
	ASKEW PLACE (TN001000051)			\$1,215.00
ID0513	RAD Closing(RAD Funds Pre Closing (1480))	Closing		\$1,215.00
	UPTOWN RENTAL HOMES PHASE II (TN001000049)			\$2,306.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0514	RAD Closing(RAD Funds Pre Closing (1480))	RAD		\$2,306.00
	UPTOWN RENTAL HOMES PHASE III (TN001000058)			\$5,485.00
ID0515	RAD Closing(RAD Funds Pre Closing (1480))	RAD		\$5,485.00
	UPTOWN RENTAL HOMES PHASE IV (TN001000059)			\$5,433.00
ID0516	RAD Closing(RAD Funds Pre Closing (1480))	RAD		\$5,433.00
	Subtotal of Estimated Cost			\$6,869,040.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,810,193.00
ID0037	Admin fees(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin fees		\$696,119.00
ID0038	Operations(Operations (1406))	Operations		\$696,119.00
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		\$307,955.00
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		\$100,000.00
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		\$10,000.00
	LATHAM TERRACE (TN001000054)			\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0311	Common Areas Finishes Upgrades (Non-Dwelling Interior (1480)-Common Area Finishes)	Replace Wall, Floor and Ceiling Finishes in common areas for all 80 dwelling units		\$100,000.00
	MAGNOLIA TERRACE (TN001000056)			\$100,000.00
ID0314	Common Areas Finishes Upgrades (Non-Dwelling Interior (1480)-Common Area Finishes)	Replace Wall, Floor and Ceiling Finishes in Common Areas for all 68 dwelling units		\$100,000.00
	GREENLAW PLACE (TN001000048)			\$87,000.00
ID0337	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace Percentage of total cost for 22 PH Units		\$87,000.00
	METROPOLITAN PLACE (TN001000050)			\$87,000.00
ID0338	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace Percentage of total cost for PH 40 Units		\$87,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	UPTOWN SQUARE (TN001000047)			\$87,000.00
ID0339	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace Percentage of total cost for 76 PH Units		\$87,000.00
	VENSON CENTER (TN001000014)			\$1,200,000.00
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		\$800,000.00
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		\$100,000.00
ID0457	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		\$100,000.00
ID0458	Dwelling units living room space upgrades(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Electrical,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		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0459	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)-Bathroom Counters and Sinks,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		\$100,000.00
	BORDA TOWERS (TN001000023)			\$1,100,000.00
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		\$700,000.00
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		\$100,000.00
ID0433	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 8 dwelling units		\$100,000.00
ID0434	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.		\$100,000.00
ID0435	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 8 dwelling units.		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BARRY TOWERS (TN001000013)			\$1,000,000.00
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		\$700,000.00
ID0419	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 8 dwelling units.		\$100,000.00
ID0420	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		\$100,000.00
ID0422	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 8 dwelling units.		\$100,000.00
	JEFFERSON SQUARE (TN001000018)			\$400,000.00
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		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0445	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,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))	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		\$100,000.00
ID0446	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.		\$100,000.00
ID0447	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 8 dwelling units.		\$100,000.00
	MONTGOMERY PLAZA (TN001000021)			\$990,000.00
ID0466	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 8 dwelling units.		\$330,000.00
ID0467	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		\$330,000.00
ID0468	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 8 dwelling units.		\$330,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BARRY TOWERS (TN001000013)			\$658,882.00
ID0125	Exterior Lighting Upgrade(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace Exterior Building lighting system for 197 dwelling units		\$80,000.00
ID0330	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace Entire Roof		\$175,000.00
ID0424	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 8 dwelling units.		\$100,000.00
ID0425	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		\$100,000.00
ID0426	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.		\$100,000.00
ID0495	Service Distribution Supply Air and Exhaust Systems(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Service HVAC ducts and exhaust ducts and equipment that serves all 197		\$75,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0500	Resistance Heating Installation(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Dwelling Unit-Interior (1480)-Electrical)	Mount electric powered fan force heating in 20 dwelling units		\$28,882.00
	BORDA TOWERS (TN001000023)			\$593,950.00
ID0331	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace Entire Roof		\$175,000.00
ID0436	Dwelling units bathrooms Upgrades(Dwelling Unit-Interior (1480)-Commodes,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)-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)-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 for 8 dwelling units		\$100,000.00
ID0437	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.		\$100,000.00
ID0438	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 8 dwelling units.		\$100,000.00
ID0494	Exterior Lighting Upgrade(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace Exterior Building lighting system for 206 dwelling units		\$15,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0496	Distribution Supply Air and Exhaust Systems(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Service HVAC ducts and exhaust ducts and equipment that serves all 206 units		\$75,000.00
ID0499	Resistance Heating Installation(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Dwelling Unit-Interior (1480)-Electrical)	Mount electric powered fan force heating in 20 dwelling units		\$28,950.00
	JEFFERSON SQUARE (TN001000018)			\$578,750.00
ID0332	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace Entire Roof		\$175,000.00
ID0448	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 8 dwelling units.		\$100,000.00
ID0449	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.		\$100,000.00
ID0450	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 8 dwelling units		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0498	Distribution Supply Air and Exhaust Systems(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Dwelling Unit-Interior (1480)-Mechanical)	Service HVAC ducts and exhaust ducts and equipment that serves all 208 units		\$75,000.00
ID0501	Resistance Heating Installation(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Mount electric powered fan force heating in 20 dwelling units		\$28,750.00
	VENSON CENTER (TN001000014)			\$683,850.00
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 8 dwelling units		\$100,000.00
ID0344	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 systems		\$100,000.00
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		\$100,000.00
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0493	Exterior Lighting Upgrade(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace Exterior Building lighting system for 215 dwelling units		\$80,000.00
ID0497	Distribution Supply Air and Exhaust Systems(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Dwelling Unit-Interior (1480)-Mechanical)	Service HVAC ducts and exhaust ducts and equipment that serves all 215 units		\$75,000.00
ID0502	Resistance Heating Installation(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Dwelling Unit-Interior (1480)-Electrical)	Mount electric powered fan force heating in 20 dwelling units		\$28,850.00
	AUTHORITY-WIDE (NAWASD)			\$1,461,858.00
ID0349	Admin fees(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin fees		\$561,729.00
ID0350	Operations(Operations (1406))	Operations		\$561,729.00
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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		\$228,400.00
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		\$100,000.00
	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
	KEFAUVER TERRACE (TN001000076)			\$450,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
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
	MONTGOMERY PLAZA (TN001000021)			\$990,000.00
ID0469	Dwelling units kitchens Upgrades(Dwelling Unit-Interior (1480)-Plumbing,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)	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.		\$330,000.00
ID0470	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 units		\$330,000.00
ID0471	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 8 dwelling units.		\$330,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	UPTOWN SQUARE (TN001000047)			\$300,000.00
ID0317	Common Areas Finishes Upgrades (Non-Dwelling Interior (1480)-Common Area Bathrooms)	Replace Wall, Floor and Ceiling Finishes		\$100,000.00
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		\$100,000.00
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.		\$100,000.00
	BORDA TOWERS (TN001000023)			\$875,000.00
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		\$340,000.00
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0439	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 8 dwelling units		\$100,000.00
ID0440	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.		\$100,000.00
ID0441	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 8 dwelling units.		\$100,000.00
ID0504	Common Area Lighting Replacement(Dwelling Unit-Interior (1480)-Electrical)	Change Exiting Lighting to LEDs in residential dwelling units corridors		\$50,000.00
ID0508	Replace domestic water heater(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Demo old and install new 1350 mbtu water heater. The domestic water heater serves all 215 dwelling units.		\$60,000.00
	FOWLER MULTIFAMILY (TN001000055)			\$177,000.00
ID0382	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Demo exist asphalt shingles for 29 structures and install new roofing material		\$145,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		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		\$276,000.00
ID0427	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 8 dwelling units.		\$100,000.00
ID0428	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		\$100,000.00
ID0429	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 8 dwelling units.		\$100,000.00
ID0503	Common Area Lighting Replacement(Dwelling Unit-Interior (1480)-Electrical)	Change Existing Lighting to LEDs in residential dwelling units corridors		\$50,000.00
ID0507	Replace domestic water heater(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Demo old and install new 1350 mbtu water heater. The domestic water heater serves all 215 dwelling units.		\$60,000.00
	VENSON CENTER (TN001000014)			\$675,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
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
ID0460	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 8 dwelling units		\$100,000.00
ID0461	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 systems		\$100,000.00
ID0462	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 8 dwelling systems		\$100,000.00
ID0506	Common Area Lighting Replacement(Dwelling Unit-Interior (1480)-Electrical)	Change Exiting Lighting to LEDs in residential dwelling units corridors		\$50,000.00
	JEFFERSON SQUARE (TN001000018)			\$475,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
ID0451	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 8 dwelling units.		\$100,000.00
ID0452	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 8 dwelling units		\$100,000.00
ID0453	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.		\$100,000.00
ID0505	Common Area Lighting Replacement(Dwelling Unit-Interior (1480)-Electrical)	Change Exiting Lighting to LEDs in residential dwelling units corridors		\$50,000.00
	MONTGOMERY PLAZA (TN001000021)			\$617,649.00
ID0400	Yard Isolation Valves Replacements(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Remove 100 existing valves and install new		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0406	Refinish Exterior Buildings Surface(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint and Repair Exterior Siding; Waterproof all vertical and horizontal mating joints		\$92,649.00
ID0472	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 4 dwelling units.		\$165,000.00
ID0473	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		\$165,000.00
ID0474	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 4 dwelling units.		\$165,000.00
	ASKEW PLACE (TN001000051)			\$175,000.00
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,508,160.00
ID0480	Admin fees(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin fees		\$578,580.00
ID0481	Operations(Operations (1406))	Operations		\$578,580.00
ID0482	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		\$10,000.00
ID0483	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		\$241,000.00
ID0484	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		\$100,000.00
	Subtotal of Estimated Cost			\$5,785,809.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COLLEGE PARK FAMILY II (TN001000046)			\$621,605.00
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
ID0333	Roof Replacements for community building(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof shingles for Entire Building		\$100,000.00
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)			\$613,415.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
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
	COLLEGE PARK SENIOR VILLAGE (TN001000043)			\$280,000.00
ID0119	College Park Roof Replacements(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof shingles for 17 structures		\$75,000.00
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	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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Tubs and Showers)			
ID0122	ADA Improvement(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,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	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
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
	VENSON CENTER (TN001000014)			\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
	JEFFERSON SQUARE (TN001000018)			\$30,000.00
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
	MONTGOMERY PLAZA (TN001000021)			\$1,353,070.00
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
ID0509	Electrical System Infrastructure(Non-Dwelling Site Work (1480)-Site Utilities)	Rebuild electrical system to support the addition of 100 amp electrical panels for all 100 dwelling units.		\$1,000,000.00
ID0510	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 3 dwelling units.		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0511	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 3 dwelling units		\$100,000.00
ID0512	Dwelling units bathrooms Upgrades(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 (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine))	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 3 dwelling units.		\$103,070.00
	BORDA TOWERS (TN001000023)			\$20,000.00
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
	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 5		2025		
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
	BARRY TOWERS (TN001000013)			\$50,000.00
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
	MAGNOLIA TERRACE (TN001000056)			\$98,417.00
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
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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
ID0341	Exterior Refinish(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Entire Exterior Building Repairs and Painting		\$28,417.00
	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
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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
	METROPOLITAN PLACE (TN001000050)			\$300,000.00
ID0307	Common Areas Finishes Upgrades (Non-Dwelling Interior (1480)-Common Area Bathrooms)	Replace Wall, Floor and Ceiling Finishes		\$100,000.00
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		\$100,000.00
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.		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LATHAM TERRACE (TN001000054)			\$80,000.00
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
ID0340	Exterior Refinish(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Entire Exterior Building Repairs and Painting		\$40,000.00
	GREENLAW PLACE (TN001000048)			\$300,000.00
ID0320	Common Areas Finishes Upgrades (Non-Dwelling Interior (1480)-Common Area Bathrooms)	Replace Wall, Floor and Ceiling Finishes in 20 dwelling units		\$100,000.00
ID0321	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 40 dwelling units		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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.		\$100,000.00
	UPTOWN RENTAL HOMES PHASE III (TN001000058)			\$100,000.00
ID0325	Roof Replacements(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof shingles for 42 Units		\$100,000.00
	UPTOWN RENTAL HOMES PHASE IV (TN001000059)			\$100,000.00
ID0326	Roof Replacements(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof shingles for 43 Units		\$100,000.00
	UPTOWN RENTAL HOMES PHASE II (TN001000049)			\$100,000.00
ID0327	Roof Replacements(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof shingles for 21 Units		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,557,876.00
ID0485	Admin fees(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin fees		\$595,938.00
ID0486	Operations(Operations (1406))	Operations		\$595,938.00
ID0487	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		\$10,000.00
ID0488	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		\$256,000.00
ID0489	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		\$100,000.00
	Subtotal of Estimated Cost			\$5,959,383.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	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)	\$686,904.00
Operations(Operations (1406))	\$686,904.00
Architects and Engineers (A&E) Fees and Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$328,500.00
MHA Capital Improvements Staff Cost Agency Wide(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$100,000.00
Subtotal of Estimated Cost	\$1,802,308.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	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)	\$696,119.00
Operations(Operations (1406))	\$696,119.00
Architects and Engineers (A&E) Fees and Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$307,955.00
MHA Capital Improvements Staff Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$100,000.00
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)	\$10,000.00
Subtotal of Estimated Cost	\$1,810,193.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	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)	\$561,729.00
Operations(Operations (1406))	\$561,729.00
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)	\$228,400.00
MHA Capital Improvements Staff Cost Agency Wide(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$100,000.00
Subtotal of Estimated Cost	\$1,461,858.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2024
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)	\$578,580.00
Operations(Operations (1406))	\$578,580.00
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)	\$10,000.00
Architects and Engineers (A&E) Fees and Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$241,000.00
MHA Capital Improvements Staff Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$100,000.00
Subtotal of Estimated Cost	\$1,508,160.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2025
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)	\$595,938.00
Operations(Operations (1406))	\$595,938.00
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)	\$10,000.00
Architects and Engineers (A&E) Fees and Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$256,000.00
MHA Capital Improvements Staff Cost Agency Wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$100,000.00
Subtotal of Estimated Cost	\$1,557,876.00