

Capital Fund Program - Five-Year Action Plan

Status: Under Review

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Alexandria Redevelopment & Housing Authority PHA Number: VA004			Locality (City/County & State) <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)			
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	SCATTERED SITES (VA004000004)	\$259,585.68	\$267,000.00	\$164,172.15	\$221,024.31	\$216,693.20
	JAMES BLAND PHASE I (VA004000010)	\$1.00				
	JAMES BLAND PHASE II (VA004000011)	\$1.00				
	OLD DOMINION LP (VA004000008)	\$29,751.00				
	AUTHORITY-WIDE	\$1,071,368.40	\$1,071,099.15	\$1,128,814.85	\$1,071,369.15	\$1,146,369.15
	JAMES BLAND PHASE IV (VA004000012)	\$40,000.00	\$30,000.00	\$132,500.00	\$130,000.00	\$109,048.25
	SAMUEL MADDEN HOMES (VA004000003)	\$180,000.00	\$145,000.00	\$210,000.00	\$165,000.00	\$155,000.00
	WEST GLEBE LP (VA004000009)	\$122,343.04	\$189,385.85	\$162,000.00	\$160,093.54	\$135,924.20
	BRADDOCK, WHITING, & REYNOLDS (VA004000007)	\$155,231.88	\$145,001.00	\$120,000.00	\$120,000.00	\$125,000.00
	CHATHAM SQUARE (VA004000006)	\$120,000.00	\$120,001.00	\$130,000.00	\$180,000.00	\$159,452.20

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PHA Number: VA004		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	LADREY BUILDING (VA004000001)	\$69,205.00	\$80,000.00			

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U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

2577-0274

02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (VA004000004)			\$259,585.68
ID0000462	Electrical (Dwelling Unit-Interior (1480)-Electrical)	Repair/replacement of light fixture, electrical outlets/switches, breakers.		\$30,000.00
ID0180	Unit Improvements(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)-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)	Repair & replace flooring, kitchen cabs, bathroom cabs, light fixtures, appliances, plumbing fixtures, toilets, doors & hardware, etc.		\$40,682.34
ID0185	Unit Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	Repair/replace application of pavement sealants, parking lot restriping, curb/gutter, signage, repair of cracked, uneven, or broken surfaces.		\$30,000.00
ID0187	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$30,000.00
ID0191	HVAC Service & Repairs (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Servicing and maintenance of mechanical systems: changing air filters, cleaning air ducts, installing or replacing a window air conditioner (and covers), installing or replacing humidifiers or dehumidifiers, replacing malfunctioning parts of a HVAC system		\$40,127.34
ID0196	Electrical(Dwelling Unit-Interior (1480)-Electrical)	Repair/replace breakers, malfunctioning light fixture, electrical switch or outlet		\$30,000.00

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Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0330	Site Work (Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits)	Repair exterior porch railings, landings, siding, soffits		\$20,000.00
ID0436	Roof Repairs(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Cleaning/repairing soffits, gutter, downspouts. Replace siding, trim. Roof repairs-in-kind replacement of loose or missing shingles or tiles, repairing leaks		\$38,776.00
	JAMES BLAND PHASE I (VA004000010)			\$1.00
ID0000464	RAD(RAD (1503))	RAD Reserves		\$1.00
	JAMES BLAND PHASE II (VA004000011)			\$1.00
ID0000465	RAD(RAD (1503))	RAD Reserves		\$1.00
	OLD DOMINION LP (VA004000008)			\$29,751.00

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Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000466	RAD(RAD (1503))	RAD Reserves		\$1.00
ID0328	Wall Repair(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	patching or fixing holes or cracks in walls and ceilings, replacing stained ceiling tiles painting walls		\$29,750.00
	AUTHORITY-WIDE (NAWASD)			\$1,071,368.40
ID0000469	Force Account(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage)	Force Account Related Work/Labor - Repairs and maintenance on all public housing units/properties.		\$150,000.00
ID0102	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)	Staff training, PHA management software system improvements, & Security Improvements		\$204,748.70
ID0339	Administrative Salaries & Benefits(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Staff salaries, benefits, evaluations.		\$204,748.70
ID0431	Operations(Operations (1406))	2024 Operations		\$511,871.00

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Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JAMES BLAND PHASE IV (VA004000012)			\$40,000.00
ID0182	Unit Improvements(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)-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)	Repair & replace damaged flooring, kitchen cabs, bathroom cabs, light fixtures, appliances, plumbing fixtures, toilets, door hardware, repair and paint walls, doors & hardware.		\$20,000.00
ID0261	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$20,000.00
	SAMUEL MADDEN HOMES (VA004000003)			\$180,000.00
ID0184	Roof Repairs(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	cleaning/repairing soffits, gutter, downspouts. Replace siding, trim. Roof repairs-in-kind replacement of loose or missing shingles or tiles, repairing leaks.		\$30,000.00
ID0186	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair and/or replacement to energy efficient models		\$30,000.00
ID0198	Plumbing Repairs(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Install clean outs.		\$35,000.00

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2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0305	Site Work(Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Repair fences, soffit, signage, replacement; repair of cracked, uneven, or broken surfaces, repair dumpster enclosures		\$45,000.00
ID0334	Unit Improvements(Dwelling Unit-Interior (1480)-Appliances,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)-Tubs and Showers)	Replace the cabs, replace flooring, painting, appliances, sinks, faucets, commodes.		\$40,000.00
	WEST GLEBE LP (VA004000009)			\$122,343.04
ID0189	HVAC Service & Repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	HVAC - changing air filters, cleaning air ducts, installing or replacing a window air conditioner (and covers), replacing malfunctioning parts		\$30,445.00
ID0202	Unit Improvements(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,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)-Bathroom Counters and Sinks)	Remove & replace flooring as needed, kitchen cabs, bathroom cabs, light fixtures, appliances, plumbing fixtures, toilets, door hardware, etc.		\$30,000.00
ID0260	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$30,000.00
ID0337	Site Work(Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Repair/installation of signage, fences and garbage stations. Repair/application of pavement sealants, parking lot restriping, repair of cracked, uneven, or broken surfaces		\$31,898.04

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Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BRADDOCK, WHITING, & REYNOLDS (VA004000007)			\$155,231.88
ID0195	HVAC Service & Repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Servicing and maintenance of mechanical systems: changing air filters, cleaning air ducts, installing or replacing a window air conditioner replacing malfunctioning parts of a HVAC system		\$30,682.34
ID0200	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$20,000.00
ID0263	Site Work(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)-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)	Repair & replace as needed- flooring, kitchen cabs, bathroom cabs, light fixtures, appliances, plumbing fixtures, toilets, door hardware, unclog sinks/toilets, repair holes, & painting walls		\$30,000.00
ID0304	Site Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Repair/installation of signage, fences and garbage stations. Repair cracked, uneven, or broken surfaces		\$32,682.34
ID0306	Roof Repairs(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Cleaning and fixing gutters, soffits, downspouts. Replace siding, trim. Roof repairs-in-kind replacement of loose or missing shingles or tiles, repairing leaks		\$20,369.00
ID0332	Plumbing Repairs(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Repair plumbing		\$21,498.20

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Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHATHAM SQUARE (VA004000006)			\$120,000.00
ID0201	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$30,000.00
ID0325	Unit Improvements(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)-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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Repair flooring, kitchen cabs, bathroom cabs, light fixtures, appliances, plumbing fixtures, toilets, door hardware, etc.		\$40,000.00
ID0326	HVAC Serviceand Repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	HVAC - changing air filters, cleaning air ducts, installing or replacing a window air conditioner (and covers), installing or replacing humidifiers or dehumidifiers, replacing malfunctioning parts of a HVAC system		\$30,000.00
ID0331	Window Repairs(Dwelling Unit-Exterior (1480)-Windows)	fixing broken windowpane(s),caulking, weather stripping, re-glazing windows		\$20,000.00
	LADREY BUILDING (VA004000001)			\$69,205.00
ID0315	Elevator Repairs & Generator(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Repairs/replacements for the elevator, generators, trash compactor, boiler, chiller		\$34,205.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0323	HVAC Service & Repairs(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Other)	Servicing and maintenance of mechanical systems: changing air filters, cleaning air ducts, installing or replacing a window air conditioner (and covers), installing or replacing humidifiers or dehumidifiers, replacing malfunctioning parts of a HVAC system		\$35,000.00
	Subtotal of Estimated Cost			\$2,047,487.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WEST GLEBE LP (VA004000009)			\$189,385.85
ID0000441	RAD (RAD Investment Activity (1504))	RAD Reserves		\$1.00
ID0000454	Site Work(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Abate trip hazards in the concrete; repair of cracked, uneven, or broken surfaces, fences, landscaping.		\$40,000.00
ID0309	Site Work(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows)	Repair/replacement: windows, soffits, gutters, lighting, doors, railings, painting caulking walls.		\$40,000.00
ID0347	HVAC Service & Repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Servicing and maintenance of mechanical systems: changing air filters, cleaning air ducts, installing or replacing a window air conditioner (and covers), installing or replacing humidifiers or dehumidifiers, replacing malfunctioning parts of a HVAC system		\$40,000.00
ID0351	Unit Improvements(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)-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)	Remove & replace flooring, kitchen cabs, bathroom cabs, light fixtures, appliances, plumbing fixtures, toilets, tubs, showers, door hardware, etc.		\$49,384.85
ID0366	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$20,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHATHAM SQUARE (VA004000006)			\$120,001.00
ID0000442	RAD (RAD Investment Activity (1504))	RAD reserves		\$1.00
ID0357	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$35,000.00
ID0358	Unit Improvements(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)-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)	Remove & replace flooring, kitchen cabs, bathroom cabs, light fixtures, appliances, plumbing fixtures, toilets, door hardware, etc.		\$40,000.00
ID0359	HVAC Service & Repair(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	HVAC mechanical systems: changing air filters, cleaning air ducts, installing or replacing a window air conditioner (and accompanying covers), installing or replacing humidifiers or dehumidifiers, replacing malfunctioning parts.		\$45,000.00
	BRADDOCK, WHITING, & REYNOLDS (VA004000007)			\$145,001.00
ID0000443	RAD (RAD Investment Activity (1504))	RAD Reserves		\$1.00

Form HUD-50075.2(4/2008)

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ID0346	Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair/replace gutter/curb, repair pre-existing parking lot		\$30,000.00
ID0348	HVAC Service & Repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Servicing and maintenance of mechanical systems: changing air filters, cleaning air ducts, installing or replacing a window air conditioner (and covers), installing or replacing humidifiers or dehumidifiers, replacing malfunctioning parts of a HVAC system		\$45,000.00
ID0363	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$25,000.00
ID0364	Roof Repairs(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Cleaning/repairing soffits, gutter, downspouts. Replace siding, trim. Roof repairs-in-kind replacement of loose or missing shingles or tiles, repairing leaks		\$42,000.00
ID0365	Electrical(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Lighting)	Repair/replace breakers, malfunctioning light fixture, electrical switch or outlet		\$50,000.00
	LADREY BUILDING (VA004000001)			\$80,000.00
ID0000463	Electrical (Non-Dwelling Interior (1480)-Electrical)	Electrical repairs-repair/replace breakers, light fixtures, switches, outlets.		\$25,000.00

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Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0308	Elevator, Generators, Trash Compactor Repairs(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Emergency Repairs to the elevator and generator, boiler/chiller, trash compactor.		\$30,000.00
ID0369	Electrical (Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical)	Repair/replace breakers, malfunctioning light fixture, electrical switch or outlet		\$25,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,071,099.15
ID0171	Administrative Salaries & Benefits(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative Salaries		\$204,748.70
ID0172	Operations(Operations (1406))	2025 Operations		\$511,871.75
ID0336	Force Account (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Force Account Related Work/Labor - Repairs and maintenance on all public housing units/properties.		\$150,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0367	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)	System Improvements, Staff Training & Security Improvements		\$204,478.70
	SAMUEL MADDEN HOMES (VA004000003)			\$145,000.00
ID0342	Unit Improvements(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)-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)	Remove & replace flooring, kitchen cabs, bathroom cabs, light fixtures, appliances, plumbing fixtures, toilets, doors & hardware, wall repair & painting, replace appliances		\$35,000.00
ID0360	Pavement Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping)	application of pavement sealants, parking lot restriping, directional signage or marking for handicapped accessibility, repair of cracked, uneven, or broken surfaces.		\$40,000.00
ID0361	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$20,000.00
ID0362	Plumbing Repairs(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Repair plumbing; bathroom, kitchen sinks/faucets, commodes, tubs, showers.		\$50,000.00
	JAMES BLAND PHASE IV (VA004000012)			\$30,000.00

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Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SAMUEL MADDEN HOMES (VA004000003)			\$210,000.00
ID0000445	Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage)	application of pavement sealants, parking lot restriping, signage repair of cracked, uneven, or broken surfaces, repair/replace gutters, soffits.		\$40,000.00
ID0000446	Unit Improvements(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Remove, replace, and repair flooring, kitchen cab and bathroom cabs, counters, sinks, lighting, plumbing fixtures, commodes, doors, door hardware, interior painting, etc.		\$50,000.00
ID0000447	Repair Plumbing(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Repair plumbing-commodes, kitchen sinks, faucets, tubs, showers		\$40,000.00
ID0000455	Site Work(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair/replacement of soffits, gutters, downspouts, lighting, landings		\$40,000.00
ID0000457	Plumbing(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Repair connections to water/sewer lines within trench, repair leaks		\$40,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,128,814.85

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0267	Administrative Salaries & Benefits(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative Salaries		\$204,748.70
ID0268	Professional Services(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit)	A&E, PNA, Energy Audits, Environmental Testing, Legal ets		\$60,000.00
ID0272	Operations(Operations (1406))	2026 Operations		\$511,871.75
ID0368	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)	System Improvements, Staff Training & Security Improvements		\$202,194.40
ID0370	Force Account (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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Force Account Related Work - Repairs and maintenance on public housing units/properties.		\$150,000.00
	BRADDOCK, WHITING, & REYNOLDS (VA004000007)			\$120,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0273	HVAC Service & Repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	servicing and maintenance of mechanical systems: changing air filters, cleaning air ducts, installing or replacing a window air conditioner (and covers), installing or replacing humidifiers or dehumidifiers, replacing malfunctioning parts of a HVAC system		\$40,000.00
ID0274	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$35,000.00
ID0278	Unit Improvements(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,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,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)	Repair/remove/ replace flooring, kitchen cabs, bathroom cabs, faucets, sinks, light fixtures, appliances, plumbing fixtures, commodes, door hardware, interior painting, etc.		\$45,000.00
	WEST GLEBE LP (VA004000009)			\$162,000.00
ID0284	HVAC Service & Repair(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Servicing and maintenance of mechanical systems: changing air filters, cleaning air ducts, installing or replacing a window air conditioner (and covers), installing or replacing humidifiers or dehumidifiers, replacing malfunctioning parts of a HVAC system		\$40,000.00
ID0285	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$37,000.00
ID0286	Unit Improvements(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Appliances,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	Remove & replace flooring, kitchen cabs, bathroom cabs, sinks, faucets, interior painting, light fixtures, appliances, plumbing fixtures, toilets, door hardware, etc.		\$45,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHATHAM SQUARE (VA004000006)			\$130,000.00
ID0288	Roof Repairs(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	cleaning/repairing soffits, gutters downspouts. Replace siding, trim. Roof repairs-in-kind replacement of loose or missing shingles or tiles, repairing leaks		\$40,000.00
ID0292	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$40,000.00
ID0293	Unit Improvements(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)-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)	Remove & replace flooring, kitchen cabs, bathroom cabs, sinks, faucets, interior painting, light fixtures, appliances, plumbing fixtures, toilets, door hardware, etc.		\$50,000.00
	JAMES BLAND PHASE IV (VA004000012)			\$132,500.00
ID0295	HVAC Service & Repair(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Servicing and maintenance of mechanical systems: changing air filters, cleaning air ducts, installing or replacing a window air conditioner (and covers), installing or replacing humidifiers or dehumidifiers, replacing malfunctioning parts of a HVAC system		\$40,000.00
ID0296	Unit Improvements(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)-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	Remove & replace flooring, kitchen cabs, bathroom cabs, sinks, faucets, interior painting, light fixtures, appliances, plumbing fixtures, toilets, door hardware, etc.		\$50,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SAMUEL MADDEN HOMES (VA004000003)			\$165,000.00
ID0000448	Pavement Repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage)	application of pavement sealants, parking lot restriping, directional signage ,repair of cracked, uneven, or broken surfaces.		\$35,000.00
ID0000449	Unit Improvements(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remove & replace flooring, kitchen cabs, bathroom cabs, sinks, faucets, interior painting, light fixtures, appliances, plumbing fixtures, commodes, door hardware, etc.		\$50,000.00
ID0000461	Plumbing(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Repair connections to water/sewer lines within existing trench, repair external leaks.		\$40,000.00
ID0388	Plumbing Repairs(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Repair/replace commodes, kitchen/bathroom faucets &sinks, tubs & showers		\$40,000.00
	SCATTERED SITES (VA004000004)			\$221,024.31
ID0000458	Site Work(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits)	Repairs/replacement gutters, signage, roofs, siding, soffits, lighting.		\$41,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000470	HVAC Service/Repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	servicing and maintenance of mechanical systems: changing air filters, cleaning air ducts, installing or replacing a window air conditioner (and covers), installing or replacing humidifiers or dehumidifiers, replacing malfunctioning parts of a HVAC system		\$50,000.00
ID0389	Pavement, Surface repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving)	application of pavement sealants, parking lot restriping, curb/gutter.		\$40,000.00
ID0390	Unit Improvements(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)-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)	Remove & replace flooring, kitchen cabs, bathroom cabs, sinks, faucets, interior painting, light fixtures, appliances, plumbing fixtures, commodes, door hardware, etc.		\$50,000.00
ID0392	Window Repairs(Non-Dwelling Exterior (1480)-Windows)	Fixing broken windowpane(s),caulking, weather stripping, re-glazing windows, installing window treatments and guards		\$40,024.31
	AUTHORITY-WIDE (NAWASD)			\$1,071,369.15
ID0371	Operations(Operations (1406))	2027 Operations		\$511,871.75
ID0372	Administrative Salaries & Benefits(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative Salaries		\$204,748.70

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0374	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)	System Improvements, Staff Training & Security Improvements		\$204,748.70
ID0375	Force Account (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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Force Account Related Work - Repairs and maintenance on public housing units/properties.		\$150,000.00
	BRADDOCK, WHITING, & REYNOLDS (VA004000007)			\$120,000.00
ID0377	HVAC Service/Repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	servicing and maintenance of mechanical systems: changing air filters, cleaning air ducts, installing or replacing a window air conditioner (and covers), installing or replacing humidifiers or dehumidifiers, replacing malfunctioning parts of a HVAC system		\$40,000.00
ID0378	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair and replacement of unit appliances to ranges, refrigerators to Energy Efficient equipment		\$40,000.00
ID0379	Unit Improvements(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)-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)	Repair/remove/ replace flooring, kitchen cabs, bathroom cabs, sinks, faucets, interior painting, light fixtures, appliances, plumbing fixtures, commodes, door hardware, etc.		\$40,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHATHAM SQUARE (VA004000006)			\$180,000.00
ID0380	Roof Repairs(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	cleaning/repairing soffits, gutter, downspouts. Replace siding, trim. Roof repairs-in-kind replacement of loose or missing shingles or tiles, repairing leaks		\$40,000.00
ID0381	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, replacement of unit appliances		\$40,000.00
ID0382	Unit Improvements(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)-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)	Remove & replace flooring, kitchen cabs, bathroom cabs, sinks, faucets, interior painting, light fixtures, appliances, plumbing fixtures, toilets, door hardware, etc.		\$50,000.00
ID0398	Window Repair(Non-Dwelling Exterior (1480)-Windows)	fixing broken windowpane(s),caulking, weather stripping, re-glazing windows, installing window treatments and guards.		\$50,000.00
	JAMES BLAND PHASE IV (VA004000012)			\$130,000.00
ID0383	HVAC Service & Repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Servicing and maintenance of mechanical systems: changing air filters, cleaning air ducts, installing or replacing window air conditioner (and covers), installing or replacing humidifiers or dehumidifiers, replacing malfunctioning parts of a HVAC system		\$50,000.00

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Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0384	Unit Improvements(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)-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)	Remove & replace flooring, kitchen cabs, bathroom cabs, sinks, faucets, interior painting, light fixtures, appliances, plumbing fixtures, commodes, door hardware, etc.		\$40,000.00
ID0385	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$40,000.00
	WEST GLEBE LP (VA004000009)			\$160,093.54
ID0393	HVAC Service & Repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Servicing and maintenance of mechanical systems: changing air filters, cleaning air ducts, installing or replacing window air conditioner (and covers), installing or replacing humidifiers or dehumidifiers, replacing malfunctioning parts of a HVAC system		\$40,000.00
ID0394	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$40,024.31
ID0395	Unit Improvements(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)-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)	Remove & replace flooring, kitchen cabs, bathroom cabs, sinks, faucets, interior painting, light fixtures, appliances, plumbing fixtures, commodes, door hardware, etc.		\$40,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SAMUEL MADDEN HOMES (VA004000003)			\$155,000.00
ID0000450	Repair Pavement(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage)	Application of pavement sealants, parking lot restriping, signage, repair of cracked, uneven, or broken surfaces.		\$40,000.00
ID0000451	Plumbing Repairs(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Repair plumbing; repair connections to water/sewer lines within existing utility trench alignment, repair leaks, water heater repairs		\$40,000.00
ID0000452	Electrical (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Repair/replace malfunctioning light fixture, electrical switch or outlet		\$30,000.00
ID0000459	Site Work(Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits)	Repair/replacement, gutters, downspouts, roofs, siding, soffits		\$45,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,146,369.15
ID0000467	Force Account (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Force Account Related Work - Repairs and maintenance on site and all public housing units/properties.		\$150,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0106	Professional Fees(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other Fees and Costs)	A&E, PNA, Energy Audits, Environmental Testing, Legal etc.		\$75,000.00
ID0409	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)	System Improvements, Staff Training & Security Improvements		\$204,748.70
ID0410	Operations(Operations (1406))	2028 Operations		\$511,871.75
ID0419	Administrative Salaries & Benefits(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administrative Salaries		\$204,748.70
	SCATTERED SITES (VA004000004)			\$216,693.20
ID0412	Unit Improvements(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)-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)	Remove & replace flooring, kitchen cabs, bathroom cabs, sinks, faucets, interior painting, light fixtures, appliances, plumbing fixtures, toilets, door hardware, etc.		\$50,000.00
ID0415	Pavement, surface repairs(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage)	application of pavement sealants, parking lot restriping, directional signage or marking for handicapped accessibility, repair of cracked, uneven, or broken surfaces,		\$40,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0416	HVAC Service & Repair(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Servicing and maintenance of mechanical systems: changing air filters, cleaning air ducts, installing or replacing window air conditioner (and covers), installing or replacing humidifiers or dehumidifiers, replacing malfunctioning parts of a HVAC system		\$40,000.00
ID0435	Window Repairs(Dwelling Unit-Exterior (1480)-Windows)	fixing broken windowpane(s),caulking, weather stripping, re-glazing windows, installing window treatments and guards		\$42,000.00
ID0437	Roof Repairs(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Cleaning/repairing soffits, gutter, downspouts. Replace siding, trim. Roof repairs-in-kind replacement of loose or missing shingles or tiles, repairing leaks		\$44,693.20
	JAMES BLAND PHASE IV (VA004000012)			\$109,048.25
ID0413	Unit Improvements(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)-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)	Remove & replace flooring, kitchen cabs, bathroom cabs, sinks, faucets, interior painting light fixtures, appliances, plumbing fixtures, commodes, door hardware, etc.		\$34,048.25
ID0422	HVAC Services & Repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	HVAC repair/replacement changing air filters, cleaning air ducts, installing or replacing a window air conditioners, replacing malfunctioning parts of a HVAC system		\$40,000.00
ID0423	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$35,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BRADDOCK, WHITING, & REYNOLDS (VA004000007)			\$125,000.00
ID0418	HVAC Service/Repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Repairing/replacing HVAC issues. Changing air filters, cleaning air ducts, installing or replacing a window air conditioners, replacing malfunctioning parts of a HVAC system		\$30,000.00
ID0424	Roof Repairs(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Cleaning/repairing soffits, gutter, downspouts. Replace siding, trim. Roof repairs-in-kind replacement of loose or missing shingles or tiles, repairing leaks		\$50,000.00
ID0425	Site Work(Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Fence upgrade/repairs, repair/replace gutters, soffits, repair of cracked, uneven, or broken surfaces, dumpster enclosures		\$45,000.00
	WEST GLEBE LP (VA004000009)			\$135,924.20
ID0420	HVAC Service & Repair(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	HVAC repair/replacement. Changing air filters, cleaning air ducts, installing or replacing a window air conditioners, replacing malfunctioning parts of a HVAC system		\$35,000.00
ID0426	Unit Improvements(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)-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)	Remove & replace flooring, kitchen cabs, bathroom cabs, sinks, faucets, interior painting, light fixtures, appliances, plumbing fixtures, commodes, door hardware, etc.		\$50,000.00

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Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0427	Site Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage)	Repair/replace gutters, soffits, fencing, application of pavement sealants, parking lot restriping, repair of cracked, uneven, or broken surfaces		\$50,924.20
	CHATHAM SQUARE (VA004000006)			\$159,452.20
ID0421	Window Repairs(Dwelling Unit-Exterior (1480)-Windows)	Fixing broken windowpane(s),caulking, weather stripping, re-glazing windows, installing window treatments and guards		\$40,000.00
ID0432	HVAC Service & Repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	HVAC repair/replacement. Changing air filters, cleaning air ducts, installing or replacing a window air conditioners, replacing malfunctioning parts of a HVAC system		\$35,000.00
ID0433	Unit Improvements(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)-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)	Remove & replace flooring, kitchen cabs, bathroom cabs, sinks, faucets, interior painting, light fixtures, appliances, plumbing fixtures, commodes, door hardware, etc.		\$44,452.20
ID0434	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Repair, and/or replacement of unit appliances to energy star efficient models		\$40,000.00
	Subtotal of Estimated Cost			\$2,047,487.00

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Work Statement for Year 1 2024	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Force Account(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage)	\$150,000.00
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)	\$204,748.70
Administrative Salaries & Benefits(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$204,748.70
Operations(Operations (1406))	\$511,871.00
Subtotal of Estimated Cost	\$1,071,368.40

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Work Statement for Year 2	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administrative Salaries & Benefits(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$204,748.70
Operations(Operations (1406))	\$511,871.75
Force Account (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-	\$150,000.00
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)	\$204,478.70
Subtotal of Estimated Cost	\$1,071,099.15

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administrative Salaries & Benefits(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$204,748.70
Professional Services(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit)	\$60,000.00
Operations(Operations (1406))	\$511,871.75
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)	\$202,194.40
Force Account (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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-	\$150,000.00
Subtotal of Estimated Cost	\$1,128,814.85

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Work Statement for Year 4	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$511,871.75
Administrative Salaries & Benefits(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$204,748.70
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)	\$204,748.70
Force Account (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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-	\$150,000.00
Subtotal of Estimated Cost	\$1,071,369.15

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Housing Authority Wide	
Force Account (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	\$150,000.00
Professional Fees(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
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)	\$204,748.70
Operations(Operations (1406))	\$511,871.75
Administrative Salaries & Benefits(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$204,748.70
Subtotal of Estimated Cost	\$1,146,369.15