

Capital Fund Program - Five-Year Action Plan

Status: Submitted      Approval Date:      Approved By:

Part I: Summary		Locality (City/County & State)				
PHA Name : Frederick Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No: )				
PHA Number: MD003						
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	AUTHORITY-WIDE	\$268,000.00	\$263,000.00	\$438,000.00	\$569,500.00	\$244,500.00
	GEO WASHINGTON CARVER (MD003000001)	\$250,000.00	\$380,000.00	\$230,000.00	\$160,000.00	\$320,000.00
	CATOCTIN MANOR (MD003000006)	\$127,000.00	\$106,000.00			
	LUCAS VILLAGE (MD003000002)	\$5,000.00	\$10,000.00			\$120,000.00
	FREDERICK REVITALIZATION I (MD003000012)	\$35,000.00				

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Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		1	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$268,000.00
ID0000179	Drug Elimination Activities(Management Improvement (1408)-Empowerment Activities)	Provide Drug Elimination Activities for Public Housing Residents.		\$10,000.00
ID0000180	HACF Staff Training(Management Improvement (1408)-Staff Training)	Training of HACF Staff		\$3,000.00
ID0000181	Director of Physical Services 1410(Administration (1410)-Salaries)	Salary for Director of Physical Services 1410: Oversees all Comprehensive Modernization of Public Housing Communities; Monitors and Modifies 5YAP; Prepares Annual Budgets & Budget Modifications for 5YAP; Completion and/or Supervision of required HUD Reporting related to CFP.		\$30,000.00
ID0000182	Information Clerk/ Modernization Assistant 1410(Administration (1410)-Salaries)	Salary for Modernization Assistant 1410: Administrative Assistant to the Director of Physical Services; Enters Required Information for Activity Planning (CFP Grant Planning) in EPIC; Prepares and Submits/Enters HUD CFP Reporting Requirements.		\$30,000.00
ID0000187	Director of Physical Services 1480(Contract Administration (1480)-Other)	Salary for Director of Physical Services 1480: Oversees all Comprehensive Modernization of Public Housing Communities; Creates Specifications for Comp-Mod Projects scheduled per the 5YAP; Manages Procurement Process for Contracts Needed for Current Comp-Mod Projects; Approves Contract Payments to Vendors for Comp-Mod Projects.		\$20,000.00
ID0000188	Information Clerk/ Modernization Assistant 1480(Contract Administration (1480)-Other)	Salary for Modernization Assistant 1480: Administrative Assistant to the Director of Physical Services; Logs, Tracks & Prepare Front-End Paperwork for CFP Procurements; Logs & Tracks CFP Construction & Non-Construction Contracts and Vendor Payments; Ensures Compliance and Maintains Project Files & Prepares for Storage as needed.		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2025					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000196	OPERATING FUND ACTIVITIES 1406(Operations (1406))	OPERATING FUND ACTIVITIES 1406		\$150,000.00	
ID0000229	ENVIRONMENTAL REVIEW OF NEW 5-YEAR ACTION PLAN(Contract Administration (1480)-Other Fees and Costs)	ENVIRONMENTAL REVIEW FOR ALL WORK ITEMS WITHIN NEW 5-YEAR ACTION PLAN 2025-2029		\$5,000.00	
	GEO WASHINGTON CARVER (MD003000001)			\$250,000.00	
ID0000227	INTERIOR REMODEL OF 3-UNITS AT LINCOLN APTS(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)-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)	LINCOLN APTS INTERIOR REMODEL OF UNITS INCLUDES KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, BATHROOM, TUB OVERLAY, VANITY, SINK, LIGHTS, LVT FLOORING, BASE, PAINTING, BATH & BEDROOM CLOSET DOORS.		\$200,000.00	
ID0000228	HVAC DUCT CLEANING FOR ALL UNITS AT CARVER & LINCOLN APTS(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC DUCT CLEANING FOR CARVER & LINCOLN APTS - ALL 110 UNITS		\$50,000.00	
	CATOCTIN MANOR (MD003000006)			\$127,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (S)

Work Statement for Year 1 2025					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000230	REPLACE EXISTING FIRE ALARM PANEL AT CATOCTIN MANOR APTS(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	REPLACE EXISTING FIRE ALARM PANEL AT CATOCTIN MANOR APTS		\$22,000.00	
ID0000231	PURCHASE HVAC SYSTEMS FOR 2 UNITS AT CATOCTIN MANOR APTS(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	PURCHASE HVAC SYSTEMS FOR 2 UNITS AT CATOCTIN MANOR APTS		\$10,000.00	
ID0000232	REPLACE ALL COMMON AREA FLOORING INCLUDING ELEVATOR & ENTRY MATS AT CATOCTIN MANOR APTS(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	REPLACE ALL COMMON AREA FLOORING INCLUDING ELEVATOR & ENTRY MATS AT CATOCTIN MANOR APTS		\$70,000.00	
ID0000233	INSTALL 2 NEW ADA-COMPLIANT DOOR OPENERS AT CATOCTIN MANOR APTS(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	INSTALL 2 NEW ADA-COMPLIANT DOOR OPENERS AT CATOCTIN MANOR APTS		\$10,000.00	
ID0000256	PURCHASE COMMUNITY ROOM BLINDS AT CATOCTIN MANOR APTS(Dwelling Unit-Interior (1480)-Other)	PURCHASE COMMUNITY ROOM BLINDS AT CATOCTIN MANOR APTS		\$5,000.00	
ID0000257	PURCHASE NEW FURNITURE FOR LOBBY AT CATOCTIN MANOR APTS(Dwelling Unit-Interior (1480)-Other)	PURCHASE NEW FURNITURE FOR LOBBY AT CATOCTIN MANOR APTS		\$10,000.00	
	LUCAS VILLAGE (MD0603000002)			\$5,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000234	REPLACE ROOF SHINGLES & GUTTERS AT 1 SCATTERED SITE UNIT(Dwelling Unit-Exterior (1480)-Roofs)	REPLACE ROOF SHINGLES & GUTTERS AT 1 SCATTERED SITE UNIT: 7 CONSETT PLACE		\$5,000.00	
	FREDERICK REVITALIZATION 1 (MD003000012)			\$35,000.00	
ID0000258	REMODEL CONFERENCE ROOM AT BERNARD W BROWN COMMUNITY CENTER(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Other)	REMODEL CONFERENCE ROOM AT BERNARD W BROWN COMMUNITY CENTER INCLUDES: PAINTING, FLOORING, FURNITURE, TV SYSTEM		\$17,500.00	
ID0000259	REMODEL COMMUNITY ROOM AT BERNARD W BROWN COMMUNITY CENTER(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	REMODEL COMMUNITY ROOM AT BERNARD W BROWN COMMUNITY CENTER INCLUDES: FLOORING, FURNITURE, CHAIRS, LIGHTS, TABLES, AUDIO/VISUAL SOUND SYSTEM.		\$17,500.00	
	Subtotal of Estimated Cost			\$685,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$263,000.00
ID0000197	Drug Elimination Activities(Management Improvement (1408)-Empowerment Activities)	Provide Drug Elimination Activities for Public Housing Residents.		\$10,000.00
ID0000198	HACF Staff Training(Management Improvement (1408)-Staff Training)	Training of HACF Staff		\$3,000.00
ID0000199	Director of Physical Services 1410(Administration (1410)-Salaries)	Salary for Director of Physical Services 1410: Oversees all Comprehensive Modernization of Public Housing Communities; Monitors and Modifies SYAP; Prepares Annual Budgets & Budget Modifications for SYAP; Completion and/or Supervision of required HUD Reporting related to CFP.		\$20,000.00
ID0000200	Information Clerk/ Modernization Assistant 1410(Administration (1410)-Salaries)	Salary for Modernization Assistant 1410: Administrative Assistant to the Director of Physical Services; Enters Required Information for Activity Planning (CFP Grant Planning) in EPIC; Prepares and Submits/Enters HUD CFP Reporting Requirements.		\$20,000.00
ID0000205	Director of Physical Services 1480(Contract Administration (1480)-Other)	Salary for Director of Physical Services 1480: Oversees all Comprehensive Modernization of Public Housing Communities; Creates Specifications for Comp-Mod Projects scheduled per the SYAP; Manages Procurement Process for Contracts Needed for Current Comp-Mod Projects; Approves Contract Payments to Vendors for Comp-Mod Projects.		\$30,000.00
ID0000206	Information Clerk/ Modernization Assistant 1480(Contract Administration (1480)-Other)	Salary for Modernization Assistant 1480: Administrative Assistant to the Director of Physical Services; Logs, Tracks & Prepare Front-End Paperwork for CFP Procurements; Logs & Tracks CFP Construction & Non-Construction Contracts and Vendor Payments; Ensures Compliance and Maintains Project Files & Prepares for Storage as needed.		\$30,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year		2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000235	OPERATING FUND ACTIVITIES 1406(Operations (1406))	OPERATING FUND ACTIVITIES 1406		\$150,000.00	
	GEO WASHINGTON CARVER (MD0030000001)			\$380,000.00	
ID0000204	RENOVATE LINCOLN BUILDING I COMMUNITY CENTER(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Storage Area)	RENOVATE LINCOLN BUILDING I COMMUNITY CENTER TO INCLUDE MAIN SEWER LINE & REPLACEMENT OF BATHROOM, KITCHEN, FLOORING, CEILING AND LIGHTS, & PAINT WALLS.		\$230,000.00	
ID0000238	PAINT & CAULK ALL SIDING & TRIM AT CARVER APTS & LINCOLN APTS(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	PAINT & CAULK ALL SIDING & TRIM AT CARVER APTS AND LINCOLN APTS		\$150,000.00	
	CATOCTIN MANOR (MD0030000006)			\$106,000.00	
ID0000236	REPLACE EPDM & SHINGLE ROOF SYSTEM AT CATOCTIN MANOR(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	REPLACE EPDM & SHINGLE ROOF SYSTEM AT CATOCTIN MANOR APTS		\$100,000.00	
ID0000239	ADD NEW CAMERAS TO CATOCTIN MANOR APTS(Dwelling Unit-Exterior (1480)-Other)	ADD NEW CAMERAS TO CATOCTIN MANOR APTS		\$6,000.00	

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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		2	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LUCAS VILLAGE (MD003000002)			\$10,000.00
ID0000237	REPLACE WINDOWS AT 1 SCATTERED SITE UNIT ( Dwelling Unit-Exterior (1480)- Other, Dwelling Unit-Exterior (1480)-Windows)	REPLACE WINDOWS AT SCATTERED SITE UNIT: 1011 STAGHORN AVENUE		\$10,000.00
	Subtotal of Estimated Cost			\$759,000.00



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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		3	2027		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$438,000.00
ID0000207	Drug Elimination Activities(Management Improvement (1408)-Empowerment Activities)	Provide Drug Elimination Activities for Public Housing Residents.			\$10,000.00
ID0000208	HACF Staff Training(Management Improvement (1408)-Staff Training)	Training of HACF Staff			\$3,000.00
ID0000209	Director of Physical Services 1410(Administration (1410)-Salaries)	Salary for Director of Physical Services 1410: Oversees all Comprehensive Modernization of Public Housing Communities; Monitors and Modifies 5YAP; Prepares Annual Budgets & Budget Modifications for 5YAP; Completion and/or Supervision of required HUD Reporting related to CFP.			\$30,000.00
ID0000210	Information Clerk/ Modernization Assistant 1410(Administration (1410)-Salaries)	Salary for Modernization Assistant 1410: Administrative Assistant to the Director of Physical Services; Enters Required Information for Activity Planning (CFP Grant Planning) in EPIC; Prepares and Submits/Enters HUD CFP Reporting Requirements.			\$30,000.00
ID0000211	Director of Physical Services 1480(Contract Administration (1480)-Other)	Salary for Director of Physical Services 1480: Oversees all Comprehensive Modernization of Public Housing Communities; Creates Specifications for Comp-Mod Projects scheduled per the 5YAP; Manages Procurement Process for Contracts Needed for Current Comp-Mod Projects; Approves Contract Payments to Vendors for Comp-Mod Projects.			\$20,000.00
ID0000212	Information Clerk/ Modernization Assistant 1480(Contract Administration (1480)-Other)	Salary for Modernization Assistant 1480: Administrative Assistant to the Director of Physical Services; Logs, Tracks & Prepare Front-End Paperwork for CFP Procurements; Logs & Tracks CFP Construction & Non-Construction Contracts and Vendor Payments; Ensures Compliance and Maintains Project Files & Prepares for Storage as needed.			\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year 3 2027					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000240	OPERATING FUND ACTIVITIES 1406(Operations (1406))	OPERATING FUND ACTIVITIES 1406		\$150,000.00	
ID0000241	REPLACE EPDM ROOF AT BWB COMMUNITY CENTER BUILDING(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs)	REPLACE EPDM ROOF AT BERNARD W BROWN COMMUNITY CENTER BUILDING		\$175,000.00	
	GEO WASHINGTON CARVER (MD0030000001)			\$230,000.00	
ID0000216	INTERIOR RENOVATIONS TO 3 UNITS AT CARVER APTS(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	INTERIOR RENOVATIONS TO 3 UNITS AT CARVER APTS. INCLUDING KITCHEN & BATHROOM: CABINETS, FLOORING, APPLIANCES, TUB LINERS, VANITIES, TOILETS, SINKS, COUNTERTOPS, DOORS, LIGHTS, PAINT WALLS		\$230,000.00	
	Subtotal of Estimated Cost			\$668,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		4	2028	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$569,500.00
ID0000217	Drug Elimination Activities(Management Improvement (1408)-Empowerment Activities)	Provide Drug Elimination Activities for Public Housing Residents.		\$3,000.00
ID0000218	HACF Staff Training(Management Improvement (1408)-Staff Training)	Training of HACF Staff		\$1,500.00
ID0000219	Director of Physical Services 1410(Administration (1410)-Salaries)	Salary for Director of Physical Services 1410: Oversees all Comprehensive Modernization of Public Housing Communities; Monitors and Modifies 5YAP; Prepares Annual Budgets & Budget Modifications for 5YAP; Completion and/or Supervision of required HUD Reporting related to CFP.		\$25,000.00
ID0000220	Information Clerk/ Modernization Assistant 1410(Administration (1410)-Salaries)	Salary for Modernization Assistant 1410: Administrative Assistant to the Director of Physical Services; Enters Required Information for Activity Planning (CFP Grant Planning) in EPIC; Prepares and Submits/Enters HUD CFP Reporting Requirements.		\$25,000.00
ID0000221	Director of Physical Services 1480(Contract Administration (1480)-Other)	Salary for Director of Physical Services 1480: Oversees all Comprehensive Modernization of Public Housing Communities; Creates Specifications for Comp-Mod Projects scheduled per the 5YAP; Manages Procurement Process for Contracts Needed for Current Comp-Mod Projects; Approves Contract Payments to Vendors for Comp-Mod Projects.		\$20,000.00
ID0000222	Information Clerk/ Modernization Assistant 1480(Contract Administration (1480)-Other)	Salary for Modernization Assistant 1480: Administrative Assistant to the Director of Physical Services; Logs, Tracks & Prepare Front-End Paperwork for CFP Procurements; Logs & Tracks CFP Construction & Non-Construction Contracts and Vendor Payments; Ensures Compliance and Maintains Project Files & Prepares for Storage as needed.		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		4	2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000242	OPERATING FUND ACTIVITIES 1406(Operations (1406))	OPERATING FUND ACTIVITIES 1406		\$150,000.00	
ID0000244	NEW OUTDOOR EQUIPMENT BUILDING AT HACF YARD(Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Equipment-Expendable(Non-Expendable (1480)-Other)	NEW OUTDOOR EQUIPMENT BUILDING AT HACF YARD		\$325,000.00	
	GEO WASHINGTON CARVER (MD003000001)			\$160,000.00	
ID0000226	PERFORM COMPREHENSIVE MODERNIZATION TO INTERIOR OF 1 UNIT AT CARVER APTS.(Dwelling Unit-Interior (1480)-Other,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)-Commodities,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	PERFORM COMPREHENSIVE MODERNIZATION TO INTERIOR OF 1 UNIT AT CARVER APTS.		\$80,000.00	
ID0000243	PERFORM COMPREHENSIVE MODERNIZATION TO INTERIOR OF 1 UNIT AT LINCOLN APTS.(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)-Commodities,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)	PERFORM COMPREHENSIVE MODERNIZATION TO INTERIOR OF 1 UNIT AT LINCOLN APTS.		\$80,000.00	
	Subtotal of Estimated Cost.			\$729,500.00	

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2029	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$244,500.00
ID0000245	Drug Elimination Activities(Management Improvement (1408)-Empowerment Activities)	Provide Drug Elimination Activities for Public Housing Residents.		\$3,000.00
ID0000246	HACF Staff Training(Management Improvement (1408)-Staff Training)	Training of HACF Staff		\$1,500.00
ID0000247	Director of Physical Services 1410(Administration (1410)-Salaries)	Salary for Director of Physical Services 1410: Oversees all Comprehensive Modernization of Public Housing Communities; Monitors and Modifies SYAP; Prepares Annual Budgets & Budget Modifications for SYAP; Completion and/or Supervision of required HUD Reporting related to CFP.		\$25,000.00
ID0000248	Director of Physical Services 1480(Contract Administration (1480)-Other)	Salary for Director of Physical Services 1480: Oversees all Comprehensive Modernization of Public Housing Communities; Creates Specifications for Comp-Mod Projects scheduled per the SYAP; Manages Procurement Process for Contracts Needed for Current Comp-Mod Projects; Approves Contract Payments to Vendors for Comp-Mod Projects.		\$20,000.00
ID0000249	Information Clerk/ Modernization Assistant 1410(Administration (1410)-Salaries)	Salary for Modernization Assistant 1410: Administrative Assistant to the Director of Physical Services; Enters Required Information for Activity Planning (CFP Grant Planning) in EPIC; Prepares and Submits/Enters HUD CFP Reporting Requirements.		\$25,000.00
ID0000250	Information Clerk/ Modernization Assistant 1480(Contract Administration (1480)-Other)	Salary for Modernization Assistant 1480: Administrative Assistant to the Director of Physical Services; Logs, Tracks & Prepare Front-End Paperwork for CFP Procurements; Logs & Tracks CFP Construction & Non-Construction Contracts and Vendor Payments; Ensures Compliance and Maintains Project Files & Prepares for Storage as needed.		\$20,000.00

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Work Statement for Year		5	2029		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000251	OPERATING FUND ACTIVITIES 1406(Operations (1406))	OPERATING FUND ACTIVITIES 1406			\$150,000.00
	GEO WASHINGTON CARVER (MD003000001)				\$320,000.00
ID0000252	PERFORM COMPREHENSIVE MODERNIZATION TO INTERIOR OF 2 UNITS AT CARVER APTS.(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	PERFORM COMPREHENSIVE MODERNIZATION TO INTERIOR OF 2 UNITS AT CARVER APTS.			\$160,000.00
ID0000253	PERFORM COMPREHENSIVE MODERNIZATION TO INTERIOR OF 2 UNITS AT LINCOLN APTS.(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	PERFORM COMPREHENSIVE MODERNIZATION TO INTERIOR OF 2 UNITS AT LINCOLN APTS.			\$120,000.00
ID0000254	ROOF REPLACEMENTS FOR SCATTERED SITE UNITS(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Other)	ROOF REPLACEMENTS FOR SCATTERED SITE UNITS			\$25,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2029		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000255	REPLACEMENT OF WINDOWS, KITCHEN COUNTERS & FLOORING FOR SCATTERED SITE UNITS(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	REPLACEMENT OF WINDOWS, KITCHEN COUNTERS & FLOORING FOR SCATTERED SITE UNITS			\$95,000.00
	Subtotal of Estimated Cost				\$684,500.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2025	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Drug Elimination Activities(Management Improvement (1408)-Empowerment Activities)		\$10,000.00
HACF Staff Training(Management Improvement (1408)-Staff Training)		\$3,000.00
Director of Physical Services 1410(Administration (1410)-Salaries)		\$30,000.00
Information Clerk/ Modernization Assistant 1410(Administration (1410)-Salaries)		\$30,000.00
Director of Physical Services 1480(Contract Administration (1480)-Other)		\$20,000.00
Information Clerk/ Modernization Assistant 1480(Contract Administration (1480)-Other)		\$20,000.00



Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
1	OPERATING FUND ACTIVITIES 1406(Operations (1406))	\$150,000.00
	ENVIRONMENTAL REVIEW OF NEW 5-YEAR ACTION PLAN(Contract Administration (1480)-Other Fees and Costs)	\$5,000.00
Subtotal of Estimated Cost		\$268,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2026	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Drug Elimination Activities(Management Improvement (1408)-Empowerment Activities)		\$10,000.00
HACF Staff Training(Management Improvement (1408)-Staff Training)		\$3,000.00
Director of Physical Services 1410(Administration (1410)-Salaries)		\$20,000.00
Information Clerk/ Modernization Assistant 1410(Administration (1410)-Salaries)		\$20,000.00
Director of Physical Services 1480(Contract Administration (1480)-Other)		\$30,000.00
Information Clerk/ Modernization Assistant 1480(Contract Administration (1480)-Other)		\$30,000.00

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Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2026	
Development Number/Name General Description of Major Work Categories		Estimated Cost
OPERATING FUND ACTIVITIES 1406(Operations (1406))		\$150,000.00
Subtotal of Estimated Cost		\$263,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
3	2027	
	Housing Authority Wide	
	Drug Elimination Activities(Management Improvement (1408)-Empowerment Activities)	\$10,000.00
	HACF Staff Training(Management Improvement (1408)-Staff Training)	\$3,000.00
	Director of Physical Services 1410(Administration (1410)-Salaries)	\$30,000.00
	Information Clerk/ Modernization Assistant 1410(Administration (1410)-Salaries)	\$30,000.00
	Director of Physical Services 1480(Contract Administration (1480)-Other)	\$20,000.00
	Information Clerk/ Modernization Assistant 1480(Contract Administration (1480)-Other)	\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
3	2027	
	OPERATING FUND ACTIVITIES 1406(Operations (1406))	\$150,000.00
	REPLACE EPDM ROOF AT BWB COMMUNITY CENTER BUILDING(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs)	\$175,000.00
	Subtotal of Estimated Cost	\$438,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
4	2028 Housing Authority Wide	
	Drug Elimination Activities(Management Improvement (1408)-Empowerment Activities)	\$3,000.00
	HACF Staff Training(Management Improvement (1408)-Staff Training)	\$1,500.00
	Director of Physical Services 1410(Administration (1410)-Salaries)	\$25,000.00
	Information Clerk/ Modernization Assistant 1410(Administration (1410)-Salaries)	\$25,000.00
	Director of Physical Services 1480(Contract Administration (1480)-Other)	\$20,000.00
	Information Clerk/ Modernization Assistant 1480(Contract Administration (1480)-Other)	\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
4	2028	
	OPERATING FUND ACTIVITIES 1406(Operations (1406))	\$150,000.00
	NEW OUTDOOR EQUIPMENT BUILDING AT HACF YARD(Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$325,000.00
	Subtotal of Estimated Cost	\$569,500.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (S)	
Work Statement for Year	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Drug Elimination Activities(Management Improvement (1408)-Empowerment Activities)	\$3,000.00
HACF Staff Training(Management Improvement (1408)-Staff Training)	\$1,500.00
Director of Physical Services 1410(Administration (1410)-Salaries)	\$25,000.00
Director of Physical Services 1480(Contract Administration (1480)-Other)	\$20,000.00
Information Clerk/ Modernization Assistant 1410(Administration (1410)-Salaries)	\$25,000.00
Information Clerk/ Modernization Assistant 1480(Contract Administration (1480)-Other)	\$20,000.00



Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
5	2029 OPERATING FUND ACTIVITIES 1406(Operations (1406))	\$150,000.00
Subtotal of Estimated Cost		\$244,500.00