

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 06/02/2026

Approved By: THOMAS, SHAUNIQUEA

Part I: Summary						
PHA Name : The Housing Authority of the City of Huntsville		Locality (City/County & State)				
PHA Number: AL047		☐ Original 5-Year Plan ☒ 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
	LINCOLN (AL047000052)	\$963,000.00				\$2,825,862.06
	AUTHORITY-WIDE	\$770,614.50	\$2,867,935.94	\$2,867,935.94	\$2,767,935.94	\$2,767,935.94
	NORTHWOODS (AL047000006)	\$2,399,579.31	\$166,955.17			
	SEARCY HOMES (AL047000010)	\$117,009.00	\$2,515,846.91			
	SCATTERED SITES (AL047000016)	\$1,353,595.19				
	L.R. PATTON APTS. (AL047000014)		\$43,059.98			
	JOHNSON TOWERS (AL047000008)			\$450,000.00		
	BUTLER TERRACE (AL047000002)			\$1,000,000.00		
	BROOKSIDE (AL047000051)			\$851,003.06		
	STONE MANOR (AL047000019)			\$424,859.00		

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

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PHA Number: AL047		☐ Original 5-Year Plan ☒ 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
	WIND TRACE/COTTON ROW (AL047000020)				\$250,000.00	
	STEPPING STONES AND STONE THROW CONDOS				\$182,500.00	
	LEGACY HILL (AL047000061)				\$700,000.00	
	CHESTNUT GLEN (AL047000062)				\$700,000.00	
	TODD TOWERS (AL047000011)				\$993,362.06	

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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
	LINCOLN (AL047000052)			\$963,000.00
ID0000202	Radon Mitigation(Dwelling Unit-Exterior (1480)-Building Slab)	Install Radon Mitigation Fans. Total Amount: \$963,000. 63 Buildings/ 98 Units Install radon mitigation systems at Lincoln Park (98 units) to reduce indoor radon concentrations. Work includes installation of sub-slab depressurization components, fans, vent piping, and related slab/building penetrations and sealing as necessary, in accordance with applicable EPA guidance, HUD requirements, and local building codes to protect resident health and safety.		\$963,000.00
	AUTHORITY-WIDE (NAWASD)			\$770,614.50
ID0010	Management Improvements(Management Improvement (1408)-Staff Training)	Authority-Wide – AMP AL09L04750122 BLI 1408 – Management Improvements (Staff Training) Project ID 0010 \$40,000 Provide staff training to strengthen Public Housing Authority operations, program administration, and compliance. Training will support improvements to management systems, financial and accounting controls, and internal procedures. This activity will also address management deficiencies by enhancing staff capacity to sustain property conditions and support ongoing physical improvements necessary for successful NSPIRE inspections.		\$40,000.00
ID0015	Administration(Administration (1410)-Salaries)	Authority-Wide – AMP AL09L04750122 BLI 1410 – Administration (Salaries) Project ID 0015 \$555,614.50 Fund eligible administrative salary costs necessary for implementation and oversight of the Capital Fund Program. Costs support planning, procurement, contract administration, construction oversight, reporting, and compliance activities in accordance with HUD Capital Fund requirements.		\$555,614.50

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0020	Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs)	BLI 1480 – Contract Administration (Audit; Other Fees and Costs) Provide for eligible CFP contract administration expenses, including audit services and related professional fees necessary to support Capital Fund activities in accordance with HUD requirements and applicable federal regulations.		\$75,000.00
ID0025	Authority-Wide Development(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Authority-Wide – AMP AL09L04750122 BLI 1480 – Dwelling Unit – Development (New Construction; Other; Site Acquisition) Project ID 0025 \$100,000 Fund eligible development-related activities in support of future modernization, redevelopment, and new construction efforts across all HHA public housing sites, including Brookside, Butler Terrace, Chestnut Glen, Johnson Towers, Legacy Hill, Lincoln Park, L.R. Patton, Northwoods, Scattered Sites, Searcy Homes, Stone Manor, and Todd Towers. Activities may include architectural and engineering services, legal services, environmental reviews, site acquisition planning/due diligence, physical needs assessments, and pre-development costs associated with planning and preparation of tax credit applications, in accordance with HUD Capital Fund requirements and applicable federal regulations.		\$100,000.00
	NORTHWOODS (AL047000006)			\$2,399,579.31
ID0074	Northwoods HVAC Replacement Project(Dwelling Unit-Interior (1480)-Mechanical)	Northwoods – AMP AL047000006 BLI 1480 – Dwelling Unit – Interior (Mechanical; Electrical; Heating & Cooling Systems) Project ID 0074 \$559,319.12 Replace approximately 144 HVAC systems and associated piping, electrical connections, and mechanical equipment at Northwoods. Work includes removal and disposal of existing heating and cooling units; installation of new heating equipment systems, cooling equipment systems, refrigerant lines, condensate drains, controls, and related electrical upgrades; and necessary wall/ceiling restoration. All work will be completed in accordance with applicable building codes, manufacturer specifications, energy efficiency standards, and HUD Capital Fund requirements to improve system reliability, energy performance, and resident comfort.		\$559,319.12

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Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0088	Northwoods Window Replacement Project(Dwelling Unit-Exterior (1480)-Windows)	Northwoods – AMP AL047000006 BLI 1480 – Dwelling Unit – Exterior (Windows; Exterior Paint and Caulking) Project ID 0088 \$272,551.19 447 Units Replace approximately 1,800 deteriorated dwelling unit windows at Northwoods (447 units) to improve the building envelope, reduce air and water infiltration, and enhance energy efficiency and resident comfort. Work includes removal and disposal of existing windows; installation of new energy-efficient windows including frames, glazing, and hardware; and associated exterior paint, caulking, sealing, trim repairs, and finish restoration as required. All work will be completed in accordance with applicable building codes, manufacturer specifications, and HUD Capital Fund requirements.		\$272,551.19
ID0146	Northwoods Roof Replacement Project(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Northwoods – AMP AL047000006 BLI 1480 – Dwelling Unit – Exterior (Roofs; Gutters & Downspouts; Soffits) Project ID 0146 \$1,567,709.00 90 Buildings / 180 Units Replace roofing systems at approximately 90 buildings (serving 180 units) at Northwoods due to age and deterioration. Work includes removal and disposal of existing shingles and roofing materials; installation of new roofing systems; replacement of gutters, downspouts, and soffits; and related exterior repairs and restoration. All work will be completed in accordance with applicable building codes, manufacturer specifications, and HUD Capital Fund requirements to prevent water intrusion, preserve structural integrity, and extend the useful life of the buildings		\$1,567,709.00
	SEARCY HOMES (AL047000010)			\$117,009.00
ID0080	Searcy Homes Exterior Security Door Project(Dwelling Unit-Exterior (1480)-Exterior Doors)	Searcy Homes – AMP AL047000010 BLI 1480 – Dwelling Unit – Exterior (Exterior Doors) Project ID D0080 \$70,208.00 156 Doors Replace approximately 156 exterior security doors at Searcy Homes due to age and deterioration. Work includes removal and disposal of existing doors and installation of new exterior security doors, including frames, thresholds, weatherstripping, locks, and associated hardware as required. All work will be completed in accordance with applicable building codes and HUD Capital Fund requirements to enhance resident safety, property security, and energy efficiency.		\$70,208.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0082	Searcy Homes Exhaust Fan Project(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Searcy Homes – AMP AL047000010 BLI 1480 – Dwelling Unit – Interior (Mechanical; Electrical) Project ID 0082 \$46,801.00 76 Units Replace approximately 76 bathroom exhaust fans at Searcy Homes to address inoperable or inefficient ventilation systems. Work includes removal and disposal of existing exhaust fans; installation of new bathroom exhaust fan units; associated ductwork, roof/wall terminations, electrical connections, and controls; testing; and related ceiling/wall restoration as necessary. All work will be completed in accordance with applicable building codes, the National Electrical Code (NEC), and HUD Capital Fund requirements to improve indoor air quality and reduce moisture-related conditions.		\$46,801.00
	SCATTERED SITES (AL047000016)			\$1,353,595.19
ID0083	Scattered Site (Meadow Hills) Bathroom and Kitchen Project(Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Sites (Meadow Hills) – AMP AL047000016 BLI 1480 – Dwelling Unit – Interior (Bathrooms; Kitchens; Flooring; Painting; Plumbing Fixtures) Project ID 0083 \$180,800.00 26 Units Perform bathroom and kitchen modernization at Meadow Hills (Scattered Sites) impacting approximately 26 dwelling units. Work includes replacement of tubs, showers and surrounds; commodes; bathroom counters, sinks, and flooring; and associated painting of bathroom walls and ceilings. Kitchen improvements include replacement of kitchen cabinets, sinks, faucets, and related flooring and interior painting. Work also includes removal and disposal of existing materials, plumbing connections, surface preparation, and finish restoration as required. All work will be completed in accordance with applicable building codes and HUD Capital Fund requirements to improve unit condition, functionality, and resident health and safety.		\$749,595.19

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Work Statement for Year 12024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0086	Scattered Site (Meadow Hills) Window Replacement Project(Dwelling Unit-Exterior (1480)-Windows)	Scattered Sites (Meadow Hills) – AMP AL047000016 BLI 1480 – Dwelling Unit – Exterior (Windows; Exterior Paint and Caulking) / Dwelling Unit – Interior (Interior Painting) Project ID 0086 \$104,000.00 26 Units Replace approximately 300 deteriorated dwelling unit windows at Meadow Hills (Scattered Sites) serving 26 units to improve building envelope performance, reduce air and water infiltration, and enhance energy efficiency. Work includes removal and disposal of existing windows; installation of new energy-efficient windows including frames and glazing; and associated exterior paint, caulking, sealing, and trim repairs. Interior painting and finish restoration related to window replacement will also be completed as necessary. All work will be performed in accordance with applicable building codes, manufacturer specifications, and HUD Capital Fund requirements.		\$604,000.00
	Subtotal of Estimated Cost			\$5,603,798.00

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Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SEARCY HOMES (AL047000010)			\$2,515,846.91
ID0000166	Searcy Homes Modernization & Redevelopment Project(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck Pointing,Dwelling Unit-Exterior (1480)-Windows,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)	Searcy Homes – AMP AL047000010 Comprehensive Redevelopment Project ID 0166 \$2,293,777.45-Modernization/redevelopment; 38 dwelling structures, one non-dwelling structure, and 78 units. Exterior building improvements-repair/replacement balconies, porches, railings, columns, foundations, siding, soffits, tuck pointing, exterior doors, windows, lighting, signage, storm drainage, exterior paint and caulking, enclosures, exterior landings, and seal coat. Interior-replacement/upgrade of heating equipment, hot water heaters, fire alarm and smoke detection systems, electrical and plumbing systems, interior doors, interior painting (non-routine), kitchen cabinets, kitchen sinks and faucets, appliances, bathroom counters and sinks, bathroom flooring (non-cyclical), commodes, tubs, showers and surrounds, and related finishes. Site-landscaping/playground equipment. Work will be performed in accordance with applicable building codes, HUD Capital Fund requirements, and modernization standards.		\$2,293,777.45
ID0000167	Searcy Homes Roof Replacement Project(Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Searcy Homes – AMP AL047000010 BLI 1480 – Dwelling Unit & Non-Dwelling Exterior (Roofs; Gutters & Downspouts; Soffits) Project ID 0167 \$222,069.46 39 Buildings / 78 Units Replace and/or re-roof approximately 39 buildings at Searcy Homes serving 78 units, including applicable non-dwelling structures. Work includes removal and disposal of existing roofing materials; installation of new roofing systems and		\$222,069.46

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		shingles; replacement of gutters, downspouts, and soffits; and related exterior repairs and restoration. All work will be completed in accordance with applicable building codes, manufacturer specifications, and HUD Capital Fund requirements to prevent water intrusion, protect structural components, and extend the useful life of the buildings.		
	NORTHWOODS (AL047000006)			\$166,955.17
ID0000168	Northwoods Ceiling Replacement Project(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Other)	Northwoods – AMP AL047000006 BLI 1480 – Dwelling Unit – Interior (Other) / Dwelling Unit – Exterior (Other) Project ID 0168 \$166,955.17 90 Ceilings / 180 Units Replace approximately 90 deteriorated ceilings at Northwoods serving 180 dwelling units. Work includes removal and disposal of damaged ceiling materials, installation of new ceiling systems, and associated repairs to structural components as needed. Project also includes related interior/exterior finish restoration, painting, and sealing as required. All work will be completed in accordance with applicable building codes and HUD Capital Fund requirements to improve unit condition, safety, and long-term durability.		\$166,955.17
	L.R. PATTON APTS. (AL047000014)			\$43,059.98
ID0000169	LR Patton Fencing & Lighting Project(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting)	L.R. Patton – AMP AL047000014 BLI 1480 – Non-Dwelling Site Work/Exterior (Fencing; Lighting; Landings & Railings; Landscape; Other Mechanical) Project ID 0169 \$43,059.98 106 Units Install ornamental metal fencing and security gates around the L.R. Patton property to improve site control and resident safety. Work also includes installation and/or upgrade of exterior security lighting serving approximately 106 units. Activities include furnishing and installing fencing, gates, lighting fixtures, poles, wiring, controls, and related site electrical work, along with associated landings/railings improvements and limited landscape restoration as necessary. All work will be completed in accordance with applicable building codes and HUD Capital Fund requirements to enhance site security and improve overall property conditions.		\$43,059.98

	AUTHORITY-WIDE (NAWASD)			\$2,867,935.94
ID0115	Operations(Operations (1406))	Authority-Wide – AMP AL09L04750122 BLI 1406 – Operations Project ID 0115 \$1,398,450.00 Transfer up to 25% of the FY 2020 Capital Fund grant to Operations in accordance with Section 9(d) of the U.S. Housing Act of 1937, the FY 2020 Appropriations Act, and HUD Capital Fund Processing Guidance. Funds will be used for eligible public housing operating expenses to maintain safe, decent, and sanitary housing and support ongoing property operations.		\$1,398,450.00
ID0116	Management Improvements(Management Improvement (1408)-Staff Training)	Authority-Wide – AMP AL09L04750122 BLI 1408 – Management Improvements (Staff Training) Project ID 0116 \$30,000 Provide staff training to strengthen Public Housing Authority operations and administrative procedures. Training will support improvements to management practices, financial management, accounting systems, and internal controls to ensure compliance with HUD regulations and Capital Fund Program requirements. Activities will enhance organizational capacity and long-term operational effectiveness.		\$30,000.00
ID0117	Administration(Administration (1410)-Salaries)	Authority-Wide – AMP AL09L04750122 BLI 1410 – Administration (Salaries) Project ID 0117 \$559,380.00 Fund eligible administrative salary costs necessary for the planning, implementation, and oversight of the Capital Fund Program. Activities include procurement, contract administration, construction oversight, financial reporting, environmental compliance, and grant management functions in accordance with HUD Capital Fund requirements and applicable federal regulations.		\$559,380.00

Form HUD-50075.2(4/2008)

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Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,867,935.94
ID0000170	Development(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Authority-Wide – AMP AL09L04750122 BLI 1480 – Contract Administration (Other; Other Fees and Costs; Relocation) / Contingency Project ID 0170 \$100,000.00 Fund eligible development-related soft costs and contingency under the Capital Fund Program. Activities include architectural and engineering services, legal services, environmental reviews, pre-development planning, preparation of tax credit applications, physical needs assessments, and related professional services. Funds may also cover eligible relocation and contract administration costs associated with development activities. All expenditures will be in accordance with HUD Capital Fund requirements and applicable federal regulations.		\$100,000.00
ID0127	Operations(Operations (1406))	Authority-Wide – AMP AL09L04750122 BLI 1406 – Operations Project ID 0127 \$1,398,450.00 Transfer up to 25% of the FY 2022 Capital Fund grant to Operations in accordance with Section 9(d) of the U.S. Housing Act of 1937, the FY 2022 Appropriations Act, and HUD Capital Fund Processing Guidance. Funds will be used for eligible public housing operating expenses to maintain safe, decent, and sanitary housing and support ongoing property operations.		\$1,398,450.00
ID0128	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Authority-Wide – AMP AL09L04750122 BLI 1408 – Management Improvements (System Improvements; Staff Training) Project ID 0128 \$30,000.00 Provide staff training and system improvements to strengthen Public Housing Authority operations and administrative procedures. Activities will support enhancements to management practices, financial management, accounting systems, and internal controls to ensure compliance with HUD regulations and Capital Fund Program requirements and to improve overall operational efficiency.		\$30,000.00
ID0129	Administration(Administration (1410)-Salaries)	Authority-Wide – AMP AL09L04750122 BLI 1410 – Administration (Salaries) Project ID 0129 \$559,380.00 Fund eligible administrative salary costs necessary for the planning, implementation, and oversight of the Capital Fund Program. Activities include		\$559,380.00

procurement, contract administration, construction oversight, financial reporting, environmental compliance, and grant management functions in accordance with HUD Capital Fund requirements and applicable federal regulations.

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		HUD regulations, EPA requirements, and OSHA standards to protect resident health and safety and prepare the site for future redevelopment.		
ID0000173	Johnson Towers Relocation Project(Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Radon)	Johnson Towers – AMP AL047000008 BLI 1480 – Housing Related Hazards (Relocation – Asbestos; Lead-Based Paint; Radon) Project ID 0173 \$50,000.00 116 Households Provide temporary and/or permanent resident relocation assistance for approximately 116 households impacted by demolition activities at Johnson Towers. Funds will cover eligible relocation-related costs necessary to protect residents from potential exposure to housing-related hazards, including asbestos, lead-based paint, and radon, in accordance with HUD relocation requirements, the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), and applicable federal regulations.		\$50,000.00
	BUTLER TERRACE (AL047000002)			\$1,000,000.00
ID0000172	Butler Terrace Demolition Project(Dwelling Unit-Exterior (1480)-Other)	Butler Terrace – AMP AL047000002 BLI 1480 – Dwelling Unit – Demolition / Housing Related Hazards (Relocation – Lead-Based Paint; Mold; Radon) Project ID 0174 \$100,000.00 118 Households Provide relocation assistance for approximately 118 households impacted by demolition activities at Butler Terrace. Funds will cover eligible relocation costs associated with protecting residents from potential exposure to housing-related hazards, including lead-based paint, mold, radon, and other environmental conditions identified through required evaluations and risk assessments. Relocation activities will be conducted in accordance with HUD requirements, the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), and applicable federal regulations. Costs may include moving expenses, temporary housing assistance, advisory services, and other eligible relocation-related expenses necessary due to demolition of the development.		\$900,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000174	Butler Terrace Relocation Project(Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Radon,Non-Dwelling Exterior (1480)-Other,Dwelling Unit - Demolition (1480))	Butler Terrace – AMP AL047000002 Dwelling Unit – Exterior (Other) / Housing Related Hazards (Environmental Clearance & Controls) Project ID 0172 \$900,000.00 119 Units + 1 Non-Dwelling Building Demolish approximately 119 dwelling units, one non-dwelling structure, and associated site infrastructure at Butler Terrace. Demolition planning/execution, removal/disposal of structures and debris, restoration/stabilization of the site. Activities will also include required environmental evaluations, risk assessments for lead-based paint, asbestos, mold, pest infestation, and radon; implementation of hazard control/abatement measures as necessary; and required clearance examinations/testing in accordance with HUD regulations, EPA requirements, and OSHA standards. Demolition/environmental activities will be performed in compliance with applicable federal, state, and local laws to protect resident health and safety and prepare the site for redevelopment.		\$100,000.00
	BROOKSIDE (AL047000051)			\$851,003.06
ID0000175	Brookside Roof Replacement Project(Dwelling Unit-Exterior (1480)-Roofs)	Brookside – AMP AL047000051 BLI 1480 – Dwelling Unit – Exterior (Roofs) / Related Interior Restoration Project ID 0175 \$400,000.00 36 Buildings / 71 Units Replace roofing systems at approximately 36 buildings at Brookside serving 71 units due to age and deterioration. Work includes removal and disposal of existing roofing materials and installation of new roofing systems in accordance with applicable building codes and manufacturer specifications to prevent water intrusion and extend roof life. Project also includes related interior repairs resulting from roof leaks, including plaster/drywall repairs, interior painting, caulking/sealing, and replacement/repair of affected lighting or finishes as necessary. All work will be completed in accordance with HUD Capital Fund requirements.		\$400,000.00
ID0135	Brookside Sewer Line Replacement Project(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Brookside – AMP AL047000051 BLI 1480 – Dwelling Unit – Site Work (Sewer Lines – Mains/Laterals) Project ID 0135 \$451,003.06 71 Units Replace deteriorated sewer laterals serving approximately 71 units at Brookside from the dwelling unit connection points to the sewer mains. Work includes excavation, removal and disposal of existing clay and/or tar paper piping, installation of new PVC piping (4-inch Schedule 40) and fittings, reconnection to		\$451,003.06

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		the sewer mains, testing, backfill, and site surface restoration. All work will be completed in accordance with applicable local, state, and federal plumbing and utility codes and HUD Capital Fund requirements to improve system reliability and prevent sewer backups and service disruptions.		
	STONE MANOR (AL047000019)			\$424,859.00
ID0000176	Stone Manor Security System Project(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Stone Manor Security System Project: Replace the operation and functionality of the security camera system throughout the Stone Manor development; 49 units: (Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)		\$200,000.00
ID0000177	Stone Manor Security Door Project(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Doors)	Stone Manor – AMP AL047000019 BLI 1480 – Dwelling Unit – Exterior (Exterior Doors; Exterior Paint and Caulking) Project ID 0177 \$100,000.00 49 Units Replace exterior security doors at approximately 49 dwelling units in the Stone Manor development to improve safety, energy efficiency, and building integrity. Work includes removal and disposal of existing exterior doors and installation of new security doors with frames, thresholds, weatherstripping, locks, and associated hardware as required. Project also includes related exterior paint and caulking to ensure proper sealing and finish restoration. All work will be completed in accordance with applicable building codes and HUD Capital Fund requirements.		\$100,000.00
ID0000178	Stone Manor Bath and Kitchen Project(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Stone Manor – AMP AL047000019 Dwelling Unit – Interior (Bathrooms; Kitchens; Flooring; Plumbing; Interior Doors; Painting) Project ID 0178 \$124,859.00 49 Units Comprehensive bathroom/kitchen modernization; 49 dwelling units. Bathroom-replacement of counters, sinks, flooring, commodes, tubs, showers, and surrounds, as well as painting of bathroom walls and ceilings. Kitchen-replacement of kitchen cabinets, sinks, faucets, flooring; painting kitchen walls and ceilings; plumbing modifications as necessary, replacement of interior doors, non-routine interior painting, removal and disposal of existing materials, surface preparation, and finish restoration. All activities will be completed in accordance		\$124,859.00

with applicable building codes and HUD Capital Fund requirements to improve unit functionality, durability, and resident health and safety.

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,767,935.94
ID0000179	Development(Administration (1410)-Other)	Development related activities--architects, engineers, attorneys, environmental reviews, pre-development costs for planning tax credit application, physical needs assessment		\$100,000.00
ID0151	Operations(Operations (1406))	Authority-Wide – AMP AL09L04750122 BLI 1406 – Operations Project ID 0151 \$1,398,450.00 Transfer up to 25% of the FY 2020 Capital Fund grant to Operations in accordance with Section 9(d) of the U.S. Housing Act of 1937, the FY 2020 Appropriations Act, and HUD Capital Fund Processing Guidance. Funds will be used for eligible public housing operating expenses to maintain safe, decent, and sanitary housing and support ongoing property operations.		\$1,398,450.00
ID0152	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	BLI 1408 – Management Improvements Funding in the amount of \$30,000.00 will be utilized for staff training in PHA operations and procedures and for enhancements to the PHA’s management, financial, and accounting control systems. These activities will strengthen internal controls, improve administrative efficiency, and ensure compliance with HUD regulations and Capital Fund Program requirements.		\$30,000.00
ID0153	Administartion(Administration (1410)-Salaries,Administration (1410)-Other)	Authority-Wide – AMP AL09L04750122 BLI 1410 – Administration (Other) Project ID 0179 \$100,000.00 Fund eligible development-related administrative activities under the Capital Fund Program, including architectural and engineering services, legal services, environmental reviews, physical needs assessments, and other pre-development costs associated with planning and preparation of tax credit applications. Activities will support future modernization, redevelopment, and new construction initiatives in accordance with HUD Capital Fund requirements and applicable federal regulations.		\$559,380.00

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Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0154	Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs)	Authority-Wide – AMP AL09L04750122 BLI 1480 – Contract Administration (Audit; Other Fees and Costs) Project ID 0154 \$75,000.00 Provide for eligible contract administration costs under the Capital Fund Program, including independent audit services of CFP activities and related legal and professional fees associated with development, procurement, contract administration, and litigation connected to Capital Fund projects. All costs will be incurred in accordance with HUD Capital Fund requirements and applicable federal regulations.		\$75,000.00
ID0155	CFFP Debt Service(Debt Service Bond Payment-Paid by PHA (1501))	Authority-Wide – AMP AL09L04750122 BLI 1501 – Debt Service Bond Payment (Paid by PHA) Project ID 0155 \$605,105.94 Provide for repayment of the Capital Fund Financing Program (CFFP) debt obligation through required bond debt service payments paid by the PHA. Funds will be used to satisfy principal and interest obligations in accordance with HUD-approved financing agreements and Capital Fund requirements related to previously financed modernization and development activities.		\$605,105.94
	WIND TRACE/COTTON ROW (AL047000020)			\$250,000.00
ID0000182	Scattered Site-Windtrace/Cotton Row Bathroom-Kitchen & HVAC Project(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (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)-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,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Scattered Sites (Windtrace/Cotton Row) – AMP AL047000016 Project ID 0182 \$250,000.00 24 Units BLI 1480 – Dwelling Unit Interior/Mechanical Modernize 24 units at Windtrace/Cotton Row, including bathroom, kitchen, and HVAC upgrades. Bathroom work includes replacement of counters, sinks, flooring (non-cyclical), commodes, tubs/showers/surrounds, plumbing, and painting of walls/ceilings. Kitchen work includes new cabinets, sinks/faucets, appliances, flooring (non-routine), and interior painting. Project also includes replacement of HVAC systems, heating and cooling equipment, associated mechanical components, piping, and electrical connections. Work includes removal of existing materials, installation of new fixtures/equipment, testing, and finish restoration in accordance with HUD Capital Fund requirements and applicable codes.		\$250,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STEPPING STONES AND STONE THROW CONDOS (AL047000023)			\$182,500.00
ID0000183	Scattered Site (Stepping Stones) Bathroom-Kitchen & HVAC Project(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)-Mechanical,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Dwelling Unit-Exterior (1480)-Other)	Scattered Sites (Stepping Stones) – AMP AL047000016 Project ID 0183 \$182,500.00 6 Units BLI 1480 – Dwelling Unit Interior/Mechanical Modernize 6 units at Stepping Stones, including bathroom, kitchen, and HVAC upgrades. Bathroom work includes replacement of counters, sinks, flooring (non-cyclical), commodes, tubs/showers/surrounds, plumbing, and painting of walls/ceilings. Kitchen work includes new cabinets, sinks/faucets, appliances, flooring (non-routine), and interior painting. Project also includes replacement of HVAC systems, heating and cooling equipment, associated piping, and electrical connections in accordance with HUD Capital Fund requirements and applicable codes.		\$182,500.00
	LEGACY HILL (AL047000061)			\$700,000.00
ID0000184	Legacy Hills (360 Properties) Bathroom-Kitchen & HVAC Project(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-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,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Dwelling Unit-Interior (1480)-Commodes)	Legacy Hills (360 Properties) – AMP AL047000061 Project ID 0184 \$700,000.00 40 Units BLI 1480 – Dwelling Unit Interior/Mechanical & Non-Dwelling Exterior Modernize 40 units at Legacy Hills, including bathroom and kitchen renovations and HVAC replacement. Work includes replacement of bathroom fixtures, flooring (non-cyclical), tubs/showers, plumbing, interior doors, and painting. Kitchen improvements include cabinets, sinks/faucets, appliances, flooring (non-routine), and painting. HVAC systems, heating/cooling equipment, and related electrical/mechanical components will be replaced. Limited exterior improvements include doors, lighting, paint, and caulking as needed. Work performed in accordance with HUD Capital Fund requirements.		\$700,000.00
	CHESTNUT GLEN (AL047000062)			\$700,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000188	Chestnut Glen (360 Properties) Bathroom-Kitchen & HVAC Project(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)-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,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Chestnut Glen (360 Properties) – AMP AL047000062 Project ID 0188 \$700,000.00 60 Properties BLI 1480 – Dwelling Unit Interior/Exterior & Mechanical Modernize units at Chestnut Glen (360 Properties) through bathroom, kitchen, and HVAC improvements. Bathroom work includes replacement of counters/sinks, non-cyclical flooring, commodes, tubs/showers/surrounds, plumbing repairs, and painting of walls/ceilings. Kitchen work includes replacement of cabinets, sinks/faucets, appliances, flooring (non-routine), and interior painting. Project also includes replacement of HVAC systems, heating/cooling equipment, hot water heaters, and associated mechanical piping and electrical connections. Exterior improvements may include replacement of exterior doors, lighting, and exterior paint/caulking as needed. All work will be performed in accordance with HUD Capital Fund requirements and applicable codes.		\$700,000.00
	TODD TOWERS (AL047000011)			\$993,362.06
ID0160	Todd Towers Roof Replacement/Kitchen & Bathroom Project(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Todd Towers – AMP AL047000011 Project ID 0160 \$993,362.06 100 Units BLI 1480 – Dwelling Unit Exterior & Interior Modernization Perform roof replacement and comprehensive kitchen and bathroom modernization at Todd Towers (100 units). Exterior work includes replacement of roofing systems, shingles, gutters, downspouts, and soffits to prevent water intrusion and extend building life. Interior improvements include replacement of bathroom counters/sinks, non-cyclical flooring, commodes, tubs/showers/surrounds, kitchen cabinets, sinks/faucets, non-routine flooring, interior doors, mechanical and electrical components as needed, and painting of bathroom and kitchen walls and ceilings. Work includes removal of existing materials, installation of new fixtures and finishes, and related restoration in accordance with HUD Capital Fund requirements and applicable building codes.		\$993,362.06
	Subtotal of Estimated Cost			\$5,593,798.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LINCOLN (AL047000052)			\$2,825,862.06
ID0000186	Lincoln Park Modernization & Redevelopment Project(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,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-Exterior (1480)-Balconies-Porches-Railings-etc,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 Showers,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Exterior (1480)-Balconies and Railings,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)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building)	Lincoln Park – AMP AL09H04750122 BLI 1480 – Comprehensive Modernization 194 Units Undertake comprehensive modernization and redevelopment of 78 dwelling structures and 1 non-dwelling building (194 units) at Lincoln Park. Exterior work includes repair/replacement of roofs, balconies, porches, railings, columns, doors, lighting, windows, siding, soffits, foundations, storm drainage, seal coat, paint/caulking, signage, landscaping, and playground equipment. Interior upgrades include heating systems, hot water heaters, fire alarm/smoke detection, electrical and plumbing systems, appliances, bathroom fixtures and flooring (non-cyclical), tubs/showers, kitchen cabinets, sinks/faucets, interior doors, and non-routine interior painting. Work performed in accordance with HUD Capital Fund requirements and applicable codes.		\$2,825,862.06
	AUTHORITY-WIDE (NAWASD)			\$2,767,935.94

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000187	Development(Contract Administration (1480)-Audit,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Authority-Wide – AMP AL09L04750122 BLI 1480 – Contract Administration (Other; Other Fees and Costs; Relocation) / Contingency Project ID 0170 \$100,000.00 Fund eligible development-related soft costs and contingency under the Capital Fund Program. Activities include architectural and engineering services, legal services, environmental reviews, pre-development planning, preparation of tax credit applications, physical needs assessments, and related professional services. Funds may also cover eligible relocation and contract administration costs associated with development activities. All expenditures will be in accordance with HUD Capital Fund requirements and applicable federal regulations.		\$100,000.00
ID0161	Operations(Operations (1406))	Authority-Wide – AMP AL09L04750122 BLI 1406 – Operations \$1,398,450.00 Transfer up to 25% of the FY 2022 Capital Fund grant to Operations in accordance with Section 9(d) of the U.S. Housing Act of 1937, the FY 2022 Appropriations Act, and HUD Capital Fund Processing Guidance. Funds will be used for eligible public housing operating expenses to maintain safe, decent, and sanitary housing and support ongoing property operations.		\$1,398,450.00
ID0162	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Authority-Wide – AMP AL09L04750122 BLI 1408 – Management Improvements (System Improvements; Staff Training) \$30,000.00 Provide staff training and system improvements to strengthen Public Housing Authority operations and administrative procedures. Activities will support enhancements to management practices, financial management, accounting systems, and internal controls to ensure compliance with HUD regulations and Capital Fund Program requirements and to improve overall operational efficiency.		\$30,000.00
ID0163	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Authority-Wide – AMP AL09L04750122 BLI 1410 – Administration (Salaries) \$559,380.00 Fund eligible administrative salary costs necessary for the planning, implementation, and oversight of the Capital Fund Program. Activities include procurement, contract administration, construction oversight, financial reporting, environmental compliance, and grant management functions in accordance with HUD Capital Fund requirements and applicable federal regulations		\$559,380.00

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Work Statement for Year 1 2024	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Staff Training)	\$40,000.00
Administration(Administration (1410)-Salaries)	\$555,614.50
Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
Authority-Wide Development(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	\$100,000.00
Subtotal of Estimated Cost	\$770,614.50

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Work Statement for Year 2	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1,398,450.00
Management Improvements(Management Improvement (1408)-Staff Training)	\$30,000.00
Administration(Administration (1410)-Salaries)	\$559,380.00
Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs)	\$175,000.00
Development(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Development (1480)-New Construction)	\$100,000.00
CFFP Debt Service(Bond Debt Obligation (9001))	\$605,105.94

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Work Statement for Year	3 2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Development(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	\$100,000.00
Operations(Operations (1406))	\$1,398,450.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$30,000.00
Administration(Administration (1410)-Salaries)	\$559,380.00
Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$175,000.00
CFFP Debt Service(Bond Debt Obligation (9001))	\$605,105.94

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Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Development(Administration (1410)-Other)	\$100,000.00
Operations(Operations (1406))	\$1,398,450.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$30,000.00
Administartion(Administration (1410)-Salaries,Administration (1410)-Other)	\$559,380.00
Fees and Costs(Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
CFFP Debt Service(Debt Service Bond Payment-Paid by PHA (1501))	\$605,105.94

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Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$2,767,935.94

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Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Development(Contract Administration (1480)-Audit,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	\$100,000.00
Operations(Operations (1406))	\$1,398,450.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$30,000.00
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$559,380.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit)	\$75,000.00
CFFP Debt Service(Debt Service Bond Payment-Paid by PHA (1501))	\$605,105.94

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