

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

2577-0274

Status: Draft

Approval Date:

Approved By:

02/28/2022

Part I: Summary

PHA Name : Housing Authority of the City of Annapolis PHA Number: MD001		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 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
	HARBOUR HOUSE/EASTPORT TERRACE (MD001000002)	\$925,274.00	\$348,621.00	\$590,224.00	\$250,000.00	
	AUTHORITY-WIDE	\$1,095,618.00	\$1,041,957.00	\$1,104,518.00	\$1,007,951.00	\$1,007,951.00
	NEW BLOOMSBURY SQUARE (MD001000007)	\$370,850.00	\$437,000.00	\$697,000.00		
	ROBINWOOD (MD001000004)		\$564,164.00			

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
	HARBOUR HOUSE/EASTPORT TERRACE (MD001000002)			\$925,274.00
ID0000303	Development Unit - Development(Dwelling Unit-Development (1480)-Other)	Phase I redevelopment 357 public housing units to 150 mixed-income permanent financing		\$200,000.00
ID0000309	Dwelling - Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Non-routine plumbing repairs \$8,000 HVAC repairs/replacements \$8,000 Appliances - replace refrigerators & stoves \$15,000		\$31,000.00
ID0000315	Housing Related Hazards(Housing Related Hazards (1480)-Hazard Controls-Other)	Moisture Remediation & Repairs		\$129,764.00
ID0000318	FEES & COSTS(Contract Administration (1480)-Other)	Legal Redevelopment Closing		\$130,000.00
ID0000319	Contract Administration(Contract Administration (1480)-Relocation)	Relocation due to redevelopment		\$234,510.00
ID0000321	Dwelling - Exterior(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement		\$200,000.00

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
	AUTHORITY-WIDE (NAWASD)				\$1,095,618.00
ID0000304	OPERATIONS(Operations (1406))	OPERATIONS			\$597,936.00
ID0000305	ADMINISTRATION(Administration (1410)-Salaries)	SALARIES			\$239,174.00
ID0000306	MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training)	Staff training and IT upgrades			\$119,587.00
ID0000307	FEES AND COST(Contract Administration (1480)-Other Fees and Costs)	Redevelopment Consulting			\$98,921.00
ID0000317	CONTRACT ADMINISTRATION(Contract Administration (1480)-Audit)	Audit			\$40,000.00
	NEW BLOOMSBURY SQUARE (MD00100007)				\$370,850.00

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
ID0000308	Dwelling - Interior(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine))	HVAC repairs/replacements \$4,000 Appliances - replace refrigerators & stoves \$3,750 Interior floors & Paint \$40,000 Plumbing Repairs \$4,000 Sprinkler Repairs \$5,000		\$56,750.00
ID0000310	Dwelling - Exterior(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows)	Unit Exterior doors \$55,200 Roofing \$125,000 Exterior Walls and Windows \$75,000		\$255,200.00
ID0000311	Dwelling Unit(Dwelling Unit-Interior (1480)-Other)	Accessibility as detailed in 504 transition assessment		\$15,000.00
ID0000314	Non-Dwelling structures(Non-Dwelling Interior (1480)-Community Building)	Accessibility		\$10,000.00
ID0000316	Sitework(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Brick sidewalk repairs		\$30,000.00
ID0000320	Housing Related Hazards (Housing Related Hazards (1480)-Hazard Controls-Other)	Moisture remediation & repairs		\$3,900.00

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
	Subtotal of Estimated Cost			\$2,391,742.00

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
	HARBOUR HOUSE/EASTPORT TERRACE (MD001000002)			\$348,621.00
ID0000323	Dwelling Unit-Development(Dwelling Unit-Development (1480)-Other)	Phase 2 redevelopment 357 public housing units to 150 mixed-income - permanent financing		\$200,000.00
ID0000329	Contract Administration(Contract Administration (1480)-Other)	Legal Redevelopment closing		\$130,000.00
ID0000337	Housing Related Hazards(Housing Related Hazards (1480)-Hazard Controls-Other)	Moisture remediation		\$10,621.00
ID0000338	Dwelling Structures(Dwelling Unit-Interior (1480)-Other)	HVAC		\$8,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,041,957.00
ID0000324	OPERATIONS(Operations (1406))	OPERATIONS		\$597,936.00

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
ID0000325	ADMINISTRATION(Administration (1410)-Salaries)	SALARIES		\$239,174.00
ID0000326	MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-Other)	Staff training, and information technology hardware and software upgrades.		\$119,587.00
ID0000327	Contract Administration(Contract Administration (1480)-Audit)	Audit Cost		\$30,000.00
ID0000328	FEES AND COST(Contract Administration (1480)-Other Fees and Costs)	redevelopment consulting		\$55,260.00
	NEW BLOOMSBURY SQUARE (MD001000007)			\$437,000.00
ID0000330	Development Unit - Development(Dwelling Unit-Development (1480)-Other)	RAD conversion of 51 PH units - PERM financing		\$100,000.00
ID0000331	Contract Administration(Contract Administration (1480)-Other)	Legal Redevelopment closing		\$20,000.00

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
ID0000332	Contract Administration(Contract Administration (1480)-Relocation)	Relocation due to redevelopment		\$15,000.00
ID0000334	Dwelling Structures(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Appliance replacement refrigerators, stoves 8 each \$10,000 Capital roofing repairs \$125,000 Floors & Paint \$40,000 Sprinkler \$5,000 Elevator \$5,000 Plumbing \$15,000 HVAC \$32,000		\$232,000.00
ID0000335	SITEWORK(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Sidewalk repairs \$30,000 Playground \$10,000		\$40,000.00
ID0000336	Non-Dwelling(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring)	Interior finishes replacements (floors, breakroom) \$10,000 AC & Water heater \$20,000		\$30,000.00
	ROBINWOOD (MD001000004)			\$564,164.00
ID0000339	RAD FUNDING (RAD Investment Activity (1504))	permanent financing for RAD Blend substantial rehabilitation of 150 units		\$100,000.00

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
ID0000340	RAD FUNDING (RAD Investment Activity (1504))	1st year RAD HAP funding		\$214,164.00
ID0000341	Contract Administration(Contract Administration (1480)-Relocation)	Relocation due to redevelopment		\$50,000.00
ID0000342	Contract Administration(Contract Administration (1480)-Other)	Legal Redevelopment closing		\$200,000.00
	Subtotal of Estimated Cost			\$2,391,742.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HARBOUR HOUSE/EASTPORT TERRACE (MD001000002)			\$590,224.00
ID0000343	Development Unit - Development(Dwelling Unit-Development (1480)-Other)	Phase 3 redevelopment 357 public housing units to 150 mixed-income permanent financing		\$250,000.00
ID0000348	Contract Administration(Contract Administration (1480)-Other)	Legal Redevelopment Closing		\$95,000.00
ID0000357	Housing Related Hazards(Housing Related Hazards (1480)-Hazard Controls-Other)	Moisture remediation		\$5,000.00
ID0000358	Dwelling Structures(Dwelling Unit-Interior (1480)-Other)	HVAC		\$8,000.00
ID0000360	Contract Administration(Contract Administration (1480)-Relocation)	Relocation due to redevelopment		\$232,224.00
	AUTHORITY-WIDE (NAWASD)			\$1,104,518.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000344	ADMINISTRATION(Administration (1410)-Salaries)	SALARIES		\$239,174.00
ID0000345	MANAGEMENT IMPROVEMENT(Management Improvement (1408)-Staff Training)	Staff training, and information technology		\$119,587.00
ID0000346	Contract Administration(Contract Administration (1480)-Audit)	Audit Cost		\$35,000.00
ID0000347	FEES AND COST(Contract Administration (1480)-Other Fees and Costs)	Redevelopment Consulting		\$112,821.00
ID0000359	OPERATIONS(Operations (1406))	OPERATIONS		\$597,936.00
	NEW BLOOMSBURY SQUARE (MD001000007)			\$697,000.00
ID0000349	Contract Administration(Contract Administration (1480)-Other)	Legal Redevelopment Closing		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000350	Contract Administration(Contract Administration (1480)-Relocation)	Relocation due to redevelopment		\$115,000.00
ID0000352	Dwelling Structures(Dwelling Unit-Interior (1480)-Appliances)	Appliance replacement refrigerators		\$105,000.00
ID0000353	Dwelling Structures(Dwelling Unit-Interior (1480)-Flooring (non routine))	Appliance replacement refrigerators		\$152,000.00
ID0000354	Dwelling Structures(Dwelling Unit-Interior (1480)-Other)	Appliance replacement refrigerators		\$200,000.00
ID0000355	Dwelling Structures(Dwelling Unit-Interior (1480)-Plumbing)	Appliance replacement refrigerators		\$75,000.00
ID0000356	Non-Dwelling(Non-Dwelling Interior (1480)-Common Area Finishes)	Interior finishes replacements (floors,		\$30,000.00
	Subtotal of Estimated Cost			\$2,391,742.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2028	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HARBOUR HOUSE/EASTPORT TERRACE (MD001000002)			\$250,000.00
ID0000361	Development Unit - Development(Dwelling Unit-Development (1480)-Other)	Phase 3 redevelopment 357 public housing		\$250,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,007,951.00
ID0000362	OPERATIONS(Operations (1406))	OPERATIONS		\$586,018.00
ID0000363	ADMINISTRATION(Administration (1410)-Salaries)	SALARIES		\$234,407.00
ID0000364	MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training & Information Technology Hardware/software		\$187,526.00
	Subtotal of Estimated Cost			\$1,257,951.00

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)			\$1,007,951.00
ID0000365	OPERATIONS(Operations (1406))	OPERATIONS		\$586,018.00
ID0000366	ADMINISTRATION(Administration (1410)-Salaries)	SALARIES		\$234,407.00
ID0000367	MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	Staff Training & Information Technology Hardware/software		\$187,526.00
	Subtotal of Estimated Cost			\$1,007,951.00

Part III: Supporting Pages - Management Needs Work Statements (s)**Work Statement for Year 1 2025**

Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
OPERATIONS(Operations (1406))	\$597,936.00
ADMINISTRATION(Administration (1410)-Salaries)	\$239,174.00
MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training)	\$119,587.00
FEES AND COST(Contract Administration (1480)-Other Fees and Costs)	\$98,921.00
CONTRACT ADMINISTRATION(Contract Administration (1480)-Audit)	\$40,000.00
Subtotal of Estimated Cost	\$1,095,618.00

Part III: Supporting Pages - Management Needs Work Statements (s)**Work Statement for Year 2 2026**

Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
OPERATIONS(Operations (1406))	\$597,936.00
ADMINISTRATION(Administration (1410)-Salaries)	\$239,174.00
MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-Other)	\$119,587.00
Contract Administration(Contract Administration (1480)-Audit)	\$30,000.00
FEES AND COST(Contract Administration (1480)-Other Fees and Costs)	\$55,260.00
Subtotal of Estimated Cost	\$1,041,957.00

Part III: Supporting Pages - Management Needs Work Statements (s)**Work Statement for Year 3** 2027

Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
ADMINISTRATION(Administration (1410)-Salaries)	\$239,174.00
MANAGEMENT IMPROVEMENT(Management Improvement (1408)-Staff Training)	\$119,587.00
Contract Administration(Contract Administration (1480)-Audit)	\$35,000.00
FEES AND COST(Contract Administration (1480)-Other Fees and Costs)	\$112,821.00
OPERATIONS(Operations (1406))	\$597,936.00
Subtotal of Estimated Cost	\$1,104,518.00

Part III: Supporting Pages - Management Needs Work Statements (s)**Work Statement for Year 4** 2028

Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
OPERATIONS(Operations (1406))	\$586,018.00
ADMINISTRATION(Administration (1410)-Salaries)	\$234,407.00
MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$187,526.00
Subtotal of Estimated Cost	\$1,007,951.00

Part III: Supporting Pages - Management Needs Work Statements (s)**Work Statement for Year 5** 2029

Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
OPERATIONS(Operations (1406))	\$586,018.00
ADMINISTRATION(Administration (1410)-Salaries)	\$234,407.00
MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	\$187,526.00
Subtotal of Estimated Cost	\$1,007,951.00