

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Annapolis		Locality (City/County & State)				
PHA Number: MD001		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	HARBOUR HOUSE/EASTPORT TERRACE (MD001000002)	\$1,008,450.36	\$245,800.00	\$722,754.75	\$734,754.75	
	AUTHORITY-WIDE	\$1,619,827.57	\$1,157,695.25	\$1,357,434.25	\$1,367,435.25	\$1,072,435.00
	NEW BLOOMSBURY SQUARE (MD001000007)	\$415,850.00	\$713,429.75	\$600,900.00	\$578,899.00	
	MORRIS H. BLUM (MD001000006)	\$55,441.00				
	ROBINWOOD (MD001000004)		\$564,164.00			

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Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HARBOUR HOUSE/EASTPORT TERRACE (MD001000002)			\$1,008,450.36
ID0000405	Dwelling Unit-Development(Dwelling Unit-Development (1480)-Other)	Phase 1 redevelopment 357 public housing units to 150 mixed-income - permanent financing		\$200,000.00
ID0000411	FEES & COSTS(Contract Administration (1480)-Other)	Legal Redevelopment closing		\$130,000.00
ID0000416	Housing Related Hazards(Housing Related Hazards (1480)-Hazard Controls-Other)	Moisture Remediation & Repairs		\$129,764.00
ID0000419	Dwelling - Interior(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances)	Non-routine plumbing repairs \$8,000 HVAC repairs/replacements \$8,000 Appliances - replace refrigerators & stoves \$15,000		\$31,000.00
ID0000420	Contract Administration(Contract Administration (1480)-Relocation)	Relocation due to redevelopment		\$234,510.00
ID0000421	Dwelling - Exterior(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement Lighting Upgrades		\$283,176.36

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,619,827.57
ID0000406	OPERATIONS(Operations (1406))	OPERATIONS		\$774,892.24
ID0000407	ADMINISTRATION(Administration (1410)-Salaries)	SALARIES		\$309,956.89
ID0000408	MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-Other)	Staff training, and information technology hardware and software upgrades.		\$154,978.44
ID0000409	Contract Administration(Contract Administration (1480)-Audit)	Audit Cost		\$40,000.00
ID0000410	FEES AND COST(Contract Administration (1480)-Other Fees and Costs)	redevelopment consulting		\$250,000.00
ID0000417	Non-Dwelling structures(Non-Dwelling Interior (1480)-Other)	Main HACA office interior finishes replacement (breakroom, paint & Floors)		\$50,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000418	Non-Dwelling Construction(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Main HACA office fire alarm panel replacement		\$40,000.00
	NEW BLOOMSBURY SQUARE (MD001000007)			\$415,850.00
ID0000412	Development Unit (Dwelling Unit-Interior (1480)-Other)	Accessibility as detailed in 504 transition assessment		\$15,000.00
ID0000413	Dwelling Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	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
ID0000414	SITEWORK(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Brick sidewalk repairs		\$30,000.00
ID0000415	Non-Dwelling(Non-Dwelling Interior (1480)-Community Building)	Accessibility		\$10,000.00
ID0000422	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 \$95,000 Exterior Walls and Windows \$75,000 Lighting \$75,000		\$300,200.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000423	Housing Related Hazards(Housing Related Hazards (1480)-Hazard Controls-Other)	Moisture remediation & repairs		\$3,900.00
	MORRIS H. BLUM (MD001000006)			\$55,441.00
ID0000424	RAD FUNDING(RAD (1503))	1st year RAD HAP funding		\$55,441.00
	Subtotal of Estimated Cost			\$3,099,568.93

Work Statement for Year 2 2027

Form HUD-50075.2(4/2008)

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000435	Dwelling Structures(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing)	Appliance replacement refrigerators \$10,000 Capital roofing repairs \$60,515.75 Floors & Paint \$40,000 Sprinkler \$5,000 Elevator \$5,000 Plumbing \$15,000 HVAC \$32,000		\$167,515.75
ID0000436	Non-Dwelling(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Finishes)	Interior finishes replacements (floors) \$10,000 AC & Water heater \$20,0001		\$30,000.00
ID0000442	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
ID0000443	Housing Related Hazards(Housing Related Hazards (1480)-Hazard Controls-Other)	Moisture remediation		\$3,900.00
ID0000444	Development Unit(Dwelling Unit-Development (1480)-Other)	RAD conversion of 51 PH units - PERM financing		\$100,000.00
ID0000467	RAD Rents(RAD (1503))	RAD Rents		\$199,014.00
	HARBOUR HOUSE/EASTPORT TERRACE (MD001000002)			\$245,800.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000450	OPERATIONS(Operations (1406))	OPERATIONS		\$670,272.25
ID0000451	ADMINISTRATION(Administration (1410)-Salaries)	SALARIES		\$268,108.00
ID0000452	MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training & Information Technology Hardware/software		\$134,054.00
ID0000459	Contract Administration(Contract Administration (1480)-Audit)	Audit Cost		\$35,000.00
ID0000460	FEES AND COST(Contract Administration (1480)-Other Fees and Costs)	Redevelopment Consulting		\$250,000.00
	NEW BLOOMSBURY SQUARE (MD001000007)			\$600,900.00
ID0000453	Contract Administration(Contract Administration (1480)-Other)	Legal Redevelopment Closing		\$20,000.00

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Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000454	Contract Administration(Contract Administration (1480)-Relocation)	Relocation due to redevelopment		\$15,000.00
ID0000455	Dwelling Structures(Dwelling Unit-Interior (1480)-Appliances)	Appliance replacement refrigerators		\$105,000.00
ID0000456	Dwelling Structures(Dwelling Unit-Interior (1480)-Flooring (non routine))	Appliance replacement refrigerators		\$152,000.00
ID0000457	Dwelling Structures(Dwelling Unit-Interior (1480)-Other)	Appliance replacement refrigerators		\$200,000.00
ID0000458	Dwelling Structures(Dwelling Unit-Interior (1480)-Plumbing)	Exterior Lighting Upgrade		\$75,000.00
ID0000461	Housing Related Hazards(Housing Related Hazards (1480)-Hazard Controls-Other)	Moisture remediation		\$3,900.00
ID0000462	Non-Dwelling(Non-Dwelling Interior (1480)-Common Area Finishes)	Interior finishes replacement		\$30,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,367,435.25
ID0000463	OPERATIONS(Operations (1406))	OPERATIONS		\$670,272.25
ID0000464	ADMINISTRATION(Administration (1410)-Salaries)	SALARIES		\$268,109.00
ID0000465	MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training & Information Technology Hardware/software		\$134,054.00
ID0000468	Contract Administration(Contract Administration (1480)-Audit)	Audit Cost		\$45,000.00
ID0000469	FEES AND COST(Contract Administration (1480)-Other Fees and Costs)	Redevelopment Consulting		\$250,000.00
	HARBOUR HOUSE/EASTPORT TERRACE (MD001000002)			\$734,754.75

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Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000466	Development Unit - Development(Dwelling Unit-Development (1480)-Other)	Phase 3 redevelopment 357 public housing units to 150 mixed-income permanent financing		\$250,000.00
ID0000470	Contract Administration(Contract Administration (1480)-Other)	Legal Redevelopment Closing		\$227,530.75
ID0000471	Contract Administration(Contract Administration (1480)-Relocation)	Relocation due to redevelopment		\$232,224.00
ID0000472	Housing Related Hazards(Housing Related Hazards (1480)-Hazard Controls-Other)	Moisture remediation		\$25,000.00
	NEW BLOOMSBURY SQUARE (MD001000007)			\$578,899.00
ID0000473	Contract Administration(Contract Administration (1480)-Other)	Legal Redevelopment Closing		\$250,000.00
ID0000474	Contract Administration(Contract Administration (1480)-Relocation)	Relocation due to redevelopment		\$255,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,072,435.00
ID0000476	OPERATIONS(Operations (1406))	OPERATIONS		\$670,272.00
ID0000477	ADMINISTRATION(Administration (1410)-Salaries)	SALARIES		\$268,109.00
ID0000478	MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	Staff Training & Information Technology Hardware/software		\$134,054.00
	Subtotal of Estimated Cost			\$1,072,435.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
OPERATIONS(Operations (1406))	\$774,892.24
ADMINISTRATION(Administration (1410)-Salaries)	\$309,956.89
MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-Other)	\$154,978.44
Contract Administration(Contract Administration (1480)-Audit)	\$40,000.00
FEES AND COST(Contract Administration (1480)-Other Fees and Costs)	\$250,000.00
Non-Dwelling structures(Non-Dwelling Interior (1480)-Other)	\$50,000.00

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Work Statement for Year 2	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
ADMINISTRATION(Administration (1410)-Salaries)	\$268,109.00
MANAGEMENT IMPROVEMENT(Management Improvement (1408)-Staff Training)	\$134,054.00
Contract Administration(Contract Administration (1480)-Audit)	\$30,000.00
FEES AND COST(Contract Administration (1480)-Other Fees and Costs)	\$55,260.00
OPERATIONS(Operations (1406))	\$670,272.25
Subtotal of Estimated Cost	\$1,157,695.25

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
OPERATIONS(Operations (1406))	\$670,272.25
ADMINISTRATION(Administration (1410)-Salaries)	\$268,108.00
MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$134,054.00
Contract Administration(Contract Administration (1480)-Audit)	\$35,000.00
FEES AND COST(Contract Administration (1480)-Other Fees and Costs)	\$250,000.00
Subtotal of Estimated Cost	\$1,357,434.25

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
OPERATIONS(Operations (1406))	\$670,272.25
ADMINISTRATION(Administration (1410)-Salaries)	\$268,109.00
MANAGEMENT IMPROVEMENTS(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$134,054.00
Contract Administration(Contract Administration (1480)-Audit)	\$45,000.00
FEES AND COST(Contract Administration (1480)-Other Fees and Costs)	\$250,000.00
Subtotal of Estimated Cost	\$1,367,435.25

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