

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Norfolk Redevelopment & Housing Authority		Locality (City/County & State)				
PHA Number: VA006		<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 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	AUTHORITY-WIDE	\$842,627.00	\$800,000.00	\$1,800,000.00	\$800,000.00	\$3,120,000.00
	YOUNG PARK (VA006000010)	\$900,000.00	\$660,000.00	\$1,200,000.00	\$1,000,000.00	\$1,000,000.00
	CALVERT (VA006000011)	\$1,600,000.00	\$525,000.00	\$662,450.00	\$1,185,000.00	\$1,000,000.00
	ROBERT PARTREA (VA006000018)	\$652,000.00	\$950,000.00	\$122,000.00	\$500,000.00	\$230,000.00
	HUNTERSVILLE (VA006000019)	\$1,048,821.00	\$357,000.00	\$319,000.00	\$100,000.00	\$100,000.00
	EULALIE BOBBITT (VA006000020)	\$875,120.00	\$316,000.00	\$100,000.00	\$315,000.00	\$450,000.00
	SYKES (VA006000021)	\$20,000.00	\$160,000.00	\$110,000.00	\$600,000.00	\$100,000.00
	OAKLEAF PARK (VA006000012)	\$907,700.00	\$1,500,000.00	\$682,200.00	\$1,500,000.00	\$1,000,000.00
	TIDEWATER PRK (VA006000002)	\$1,554,000.00	\$2,368,000.00	\$2,000,000.00	\$2,000,000.00	\$1,000,000.00
	DIGGS PRK (VA006000006)	\$26,000.00	\$114,000.00	\$1,004,350.00		

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$842,627.00
ID0012	Authority-Wide(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Program Administration		\$842,627.00
	YOUNG PARK (VA006000010)			\$900,000.00
ID0016	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Roofs)	Interior/Exterior Upgrades		\$900,000.00
	CALVERT (VA006000011)			\$1,600,000.00
ID0017	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Interior/Exterior Upgrades		\$1,600,000.00
	ROBERT PARTREA (VA006000018)			\$652,000.00

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0019	Renovation(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Interior/Exterior Upgrades		\$652,000.00
	HUNTERSVILLE (VA006000019)			\$1,048,821.00
ID0020	Renovation(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Interior/Exterior Upgrades		\$1,048,821.00
	EULALIE BOBBITT (VA006000020)			\$875,120.00
ID0021	Renovation(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Storm Drainage)	Interior/Exterior Upgrades		\$875,120.00
	SYKES (VA006000021)			\$20,000.00

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0022	Renovation(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Interior/Exterior Upgrades		\$20,000.00
	OAKLEAF PARK (VA006000012)			\$907,700.00
ID0030	Renovation(Contract Administration (1480)-Other Fees and Costs,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)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Complete renovation of all units		\$907,700.00
	TIDEWATER PRK (VA006000002)			\$1,554,000.00
ID0032	Development Activities(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	A/E, Construction		\$1,554,000.00

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DIGGS PRK (VA006000006)			\$26,000.00
ID0053	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	A/E, Renovation		\$26,000.00
	Subtotal of Estimated Cost			\$8,426,268.00

Capital Fund Program - Five-Year Action Plan

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 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$800,000.00
ID0035	Authority-Wide(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Program Administration		\$800,000.00
	TIDEWATER PRK (VA006000002)			\$2,368,000.00
ID0036	Development Activities(Dwelling Unit-Development (1480)-Other,Dwelling Unit - Demolition (1480),Dwelling Unit-Development (1480)-New Construction,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	A/E, Construction, Relocation, Demolition		\$2,368,000.00
	YOUNG PARK (VA006000010)			\$660,000.00
ID0038	Development Activities(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Tubs and Showers)	A/E, Construction, re-glaze tubs, and purchase new stoves		\$660,000.00
	CALVERT (VA006000011)			\$525,000.00

Capital Fund Program - Five-Year Action Plan

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 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0039	Development Activities(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Interior (1480)-Family Investment Center)	A/E Construction		\$525,000.00
	DIGGS PRK (VA006000006)			\$114,000.00
ID0062	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	A/E Construction, refrigerator & stove purchase		\$114,000.00
	ROBERT PARTREA (VA006000018)			\$950,000.00
ID0063	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	A/E Construction, Renovations appliances, elevator, and exploratory		\$950,000.00
	HUNTERSVILLE (VA006000019)			\$357,000.00
ID0064	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Plumbing)	A/E Contract, Plumbing, appliances, call for aide and exploratory		\$357,000.00

Capital Fund Program - Five-Year Action Plan

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 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	EULALIE BOBBITT (VA006000020)			\$316,000.00
ID0065	Development Activities(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Appliances,Contract Administration (1480)-Other Fees and Costs)	A/E Contract, exploratory, appliances, roofs shingles		\$316,000.00
	SYKES (VA006000021)			\$160,000.00
ID0066	Development Activities(Dwelling Unit-Interior (1480)-Appliances,Contract Administration (1480)-Other Fees and Costs)	A/E Contract, exploratory, appliance		\$160,000.00
	OAKLEAF PARK (VA006000012)			\$1,500,000.00
ID0067	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Site Work (1480)-Other)	A/E Contract, exploratory, HVAC, stoves, Boiler replace, roofs, painting		\$1,500,000.00
	BROAD CREEK PHASE IV/BG PHASE IV (VA006000030)			\$125,000.00

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

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 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,800,000.00
ID0047	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Program Administration		\$800,000.00
ID0050	Midrise Redevelopment Activities(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Planning, A/E, Environmental		\$1,000,000.00
	YOUNG PARK (VA006000010)			\$1,200,000.00
ID0048	Development Activities(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Planning, A/E, Environmental, Bathroom Mold Remediation, Stoves		\$1,200,000.00
	CALVERT (VA006000011)			\$662,450.00
ID0049	Development Activities(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Interior (1480)-Appliances,Contract Administration (1480)-Other)	Planning, A/E, Environmental, stoves and refrigerators		\$662,450.00

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

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 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0073	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	A/E, Appliances		\$110,000.00
	OAKLEAF PARK (VA006000012)			\$682,200.00
ID0074	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances)	A/E, stoves, windows		\$682,200.00
	TIDEWATER PRK (VA006000002)			\$2,000,000.00
ID0075	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit - Demolition (1480))	A/E, legal, demolition, disposition planning		\$2,000,000.00
	DIGGS PRK (VA006000006)			\$1,004,350.00
ID0076	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	A/E, refrigerators, stoves, roofs, bathroom mold remediation		\$1,004,350.00

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

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 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$800,000.00
ID0054	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Program Administration		\$800,000.00
	YOUNG PARK (VA006000010)			\$1,000,000.00
ID0055	Development Activities(Contract Administration (1480)-Relocation,Contract Administration (1480)-Other Fees and Costs)	Planning, A/E, Environmental		\$1,000,000.00
	CALVERT (VA006000011)			\$1,185,000.00
ID0056	Development Activities(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Planning, A/E, Environmental		\$1,185,000.00
	ROBERT PARTREA (VA006000018)			\$500,000.00

Capital Fund Program - Five-Year Action Plan

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 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0077	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Appliances)	A/E, ENVIORNMENTAL, ROOF, APPLIANCES		\$500,000.00
	HUNTERSVILLE (VA006000019)			\$100,000.00
ID0078	Development Activities(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Common Area Flooring)	A/E, FLOORING, LIGHTS		\$100,000.00
	EULALIE BOBBITT (VA006000020)			\$315,000.00
ID0079	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	A/E, ELEVATOR, REFRIGERATORS		\$315,000.00
	SYKES (VA006000021)			\$600,000.00
ID0080	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Appliances)	A/E, APPLIANCES, ENVIRONMENTAL, ROOF		\$600,000.00

Capital Fund Program - Five-Year Action Plan

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 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	OAKLEAF PARK (VA006000012)			\$1,500,000.00
ID0081	Development Activities(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors)	A/E, AND DOORS		\$1,500,000.00
	TIDEWATER PRK (VA006000002)			\$2,000,000.00
ID0082	Development Activities(Contract Administration (1480)-Other Fees and Costs)	A/E, DEMOLITION		\$2,000,000.00
	Subtotal of Estimated Cost			\$8,000,000.00

Capital Fund Program - Five-Year Action Plan

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 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$3,120,000.00
ID0058	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Program Administration		\$800,000.00
ID0061	Midrise Redevelopment Activities(Contract Administration (1480)-Other Fees and Costs)	Planning, A/E, Environmental		\$2,320,000.00
	YOUNG PARK (VA006000010)			\$1,000,000.00
ID0059	Development Activites(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Planning, A/E, Environmental		\$1,000,000.00
	CALVERT (VA006000011)			\$1,000,000.00
ID0060	Development Activities(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Planning, A/E, Environmental		\$1,000,000.00

Form HUD-50075.2(4/2008)

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Capital Fund Program - Five-Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Authority-Wide(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$800,000.00
Subtotal of Estimated Cost	\$800,000.00

Capital Fund Program - Five-Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$800,000.00
Midrise Redevelopment Activities(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$1,000,000.00
Subtotal of Estimated Cost	\$1,800,000.00

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Capital Fund Program - Five-Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$800,000.00
Midrise Redevelopment Activities(Contract Administration (1480)-Other Fees and Costs)	\$2,320,000.00
Subtotal of Estimated Cost	\$3,120,000.00