



**Housing Authority of New Orleans
Capital Fund Program (CFP)**

**CFP 5-Year Action Plan
For
FFY 2017 – FFY 2021**

Draft April 2017



HOUSING AUTHORITY OF NEW ORLEANS
Capital Fund Program (CFP)

- I. Description of Capital Fund Program (CFP) 5 Year Action Plan Content**
- II. CFP 5-Year Action Plan for FY 2017 – FY 2021 (Form HUD 50075.2)**
- III. Definition of “Substantial Deviation” and “Significant Amendment or Modification”**



HOUSING AUTHORITY OF NEW ORLEANS Capital Fund Program (CFP)

I. Description of Capital Fund Program (CFP) 5-Year Action Plan Content

HANO has developed a CFP 5-Year Action Plan that describes the necessary capital improvements to ensure long-term physical and social viability of HANO's public housing developments. The Plan covers the period FFY 2017 – FFY 2021 and will be updated yearly on a rolling basis.

The cost estimate associated to each identified project is based on HANO's historical cost for similar projects and will not be finalized until HANO engages with an architectural and engineering firm.

All of the items identified in this CFP 5-Year Action Plan are subject to an environmental review that will be obtained. CFR Part 58 environmental clearances for BW Cooper, Iberville, Guste, Fischer and the Scattered Sites have been obtained and several others are in process. A supplemental clearance of additional funding may be required for projects previously cleared.

HANO's Definition of "Substantial Deviation" and "Significant Amendment or Modification" is provided as an attachment. Section (iii) of the Definition identifies HANO's criteria for determining significant amendment or modification to the CFP 5-Year Action Plan.



HOUSING AUTHORITY OF NEW ORLEANS
Capital Fund Program (CFP)

II. CFP 5-Year Action Plan for FY 2017 – FY 2021 (Form HUD 50075.2)

Capital Fund Program - Five-Year Action Plan

Part I: Summary						
PHA Name : Housing Authority of New Orleans			Locality (City/County & State)			
PHA Number: LA001			<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 2017	Work Statement for Year 2 2018	Work Statement for Year 3 2019	Work Statement for Year 4 2020	Work Statement for Year 5 2021
	GUSTE HOMES HIGH RISE (LA001015301)	\$300,000.00	\$425,000.00	\$600,000.00	\$700,000.00	\$1,167,500.00
	B. W. COOPER (LA001007303)	\$730,350.00	\$1,000,000.00	\$2,000,000.00	\$1,000,000.00	
	AUTHORITY-WIDE	\$5,054,473.00	\$5,156,513.00	\$5,280,839.00	\$5,894,688.00	\$5,897,160.00
	FISCHER IV (LA001016603)	\$29,418.00	\$30,000.00			
	FISCHER IVA (LA001016604)	\$132,339.00	\$48,000.00			
	FISCHER III (LA001072602)	\$144,000.00	\$335,000.00	\$48,786.00		
	IBERVILLE (LA001003102)	\$3,908,315.00	\$2,450,000.00	\$2,000,000.00		
	WESTBANK SCATTERED SITES (LA001099105)	\$20,000.00				\$300,000.00
	DOWNTOWN SCATTERED SITES (LA001099103)	\$170,000.00	\$1,000,000.00	\$50,000.00		\$2,450,000.00
	GUSTE I (LA001015401)	\$372,019.00	\$367,072.00	\$391,960.00	\$336,200.00	\$235,340.00

Capital Fund Program - Five-Year Action Plan

Part I: Summary						
PHA Name : Housing Authority of New Orleans			Locality (City/County & State)			
PHA Number: LA001			<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 2017	Work Statement for Year 2 2018	Work Statement for Year 3 2019	Work Statement for Year 4 2020	Work Statement for Year 5 2021
	GUSTE II (LA001015402)	\$80,000.00	\$100,000.00	\$25,000.00	\$24,000.00	
	FISCHER SENIOR VILLAGE (LA001062101)	\$50,000.00	\$50,000.00	\$400,000.00	\$300,000.00	\$200,000.00
	SAVOY (LA001014713)	\$59,181.00				
	SAVOY II (LA001014716)	\$64,208.00				
	TREASURE VILLAGE (LA001082703)	\$4,148.00				
	ABUNDANCE SQUARE (LA001081702)	\$47,925.00				
	NEW FLORIDA (LA001022804)	\$50,000.00				\$75,000.00
	GUSTE III (LA001015403)	\$250,000.00				\$35,000.00
	FISCHER I (LA001071601)	\$26,000.00	\$40,000.00			
	UPTOWN SCATTERED SITES (LA001099104)			\$50,000.00	\$2,175,000.00	\$175,000.00

Capital Fund Program - Five-Year Action Plan

Part I: Summary						
PHA Name : Housing Authority of New Orleans			Locality (City/County & State)			
PHA Number: LA001			<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 2017	Work Statement for Year 2 2018	Work Statement for Year 3 2019	Work Statement for Year 4 2020	Work Statement for Year 5 2021
	RIVER GARDENS PHASE I (CS 1) (LA001058701)			\$200,000.00	\$316,000.00	\$200,000.00
	COLUMBIA PARC (LA001008707)				\$100,000.00	\$100,000.00
	LAFITTE I (LA001005705)				\$82,835.00	
	LAFITTE II (LA001005706)				\$71,277.00	
	FAUBOURG LAFITTE SENIOR (LA001005711)					\$30,000.00
	COLUMBIA PARC IIA (LA001008708)					\$48,000.00
	COLUMBIA PARC IIB (ST. BERNARD IIB) (LA001008709)					\$57,000.00
	HERITAGE AT COLUMBIA PARC (SB III) (LA001008710)					\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	1	2017
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
FISCHER IVA (LA001016604)		
Fischer IVA Exterior Porch Rehabs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)		\$31,068.00
Fischer IVA Flooring Rehabs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine))		\$101,271.00
FISCHER III (LA001072602)		
Fischer III- Exterior Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$134,000.00
Fischer III- Interior Repairs(Contract Administration (1480)-Other Fees and Costs,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		\$10,000.00
IBERVILLE (LA001003102)		

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	1	2017
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Iberville Redevelopment Costs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction,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)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work		\$3,750,000.00
Iberville Redevelopment Costs - RHF-1(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction,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)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work		\$101,315.00
Iberville Redevelopment Costs - RHF-2(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction,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)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work		\$32,000.00
Relocation(Contract Administration (1480)-Relocation)		\$25,000.00
WESTBANK SCATTERED SITES (LA001099105)		
SS Westbank - Mechanical Upgrades(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)		\$10,000.00
SS Westbank - Exterior Upgrades(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	1	2017
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
DOWNTOWN SCATTERED SITES (LA001099103)		
SS Downtown - Interior Upgrades(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Tubs and Showers)		\$170,000.00
GUSTE I (LA001015401)		
Guste I - Roofing(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Roofs)		\$245,399.00
Guste I - Exterior Rehabilitation(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)		\$126,620.00
GUSTE II (LA001015402)		
Guste II - HVAC Upgrades(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical)		\$80,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	1	2017
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
FISCHER SENIOR VILLAGE (LA001062101)		
Fischer SV - Mechanical Upgrades(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)		\$50,000.00
SAVOY (LA001014713)		
Savoy I - Exterior Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$59,181.00
SAVOY II (LA001014716)		
Savoy II - Exterior Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$64,208.00
TREASURE VILLAGE (LA001082703)		

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	1	2017
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Treasure Village - Exterior Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$4,148.00
ABUNDANCE SQUARE (LA001081702)		
Abundance Square - Exterior Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$47,925.00
NEW FLORIDA (LA001022804)		
Florida - Legal/Litigation Costs(Contract Administration (1480)-Other)		\$50,000.00
GUSTE III (LA001015403)		
Guste III - Legal/Litigation Costs(Contract Administration (1480)-Other)		\$250,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	1	2017
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
FISCHER I (LA001071601)		
Fischer I- Interior Repairs(Contract Administration (1480)-Other Fees and Costs,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-		\$10,000.00
Fischer I- Exterior Repairs(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)		\$16,000.00
Subtotal of Estimated Cost		\$6,437,903.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	2	2018
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
GUSTE HOMES HIGH RISE (LA001015301)		
Guste HR - Fire Alarm System Upgrade(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)		\$200,000.00
Guste HR - Roof Replacement(Non-Dwelling Exterior (1480)-Roofs,Contract Administration (1480)-Other Fees and Costs)		\$225,000.00
FISCHER I (LA001071601)		
Fischer I- Exterior Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$40,000.00
FISCHER IV (LA001016603)		
Fischer IV- Exterior Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,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)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	2	2018
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
GUSTE I (LA001015401)		
Guste I - Roofing(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Roofs)		\$245,399.00
Guste I - HVAC Upgrades(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical)		\$121,673.00
GUSTE II (LA001015402)		
Guste II - Solar Panel Upgrades(Non-Dwelling Construction - Mechanical (1480)-Other,Contract Administration (1480)-Other Fees and Costs)		\$100,000.00
FISCHER IVA (LA001016604)		
Fischer IVA- Exterior Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,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)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$48,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	2	2018
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
FISCHER SENIOR VILLAGE (LA001062101)		
Fischer SV - Mechanical Upgrades(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)		\$50,000.00
FISCHER III (LA001072602)		
Fischer III- Exterior Repairs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$335,000.00
IBERVILLE (LA001003102)		
Iberville Redevelopment Costs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction,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)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work		\$2,450,000.00
B. W. COOPER (LA001007303)		

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	2	2018
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
BW Cooper Phase II Redevelopment (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work		\$1,000,000.00
DOWNTOWN SCATTERED SITES (LA001099103)		
SS Downtown- Bywater Development(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction)		\$1,000,000.00
Subtotal of Estimated Cost		\$5,845,072.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	3	2019
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
GUSTE HOMES HIGH RISE (LA001015301)		
Guste HR Mechanical, Plumbing and Electrical Upgrades(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction -		\$300,000.00
Guste HR - Fire Alarm System Upgrade(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Contract Administration (1480)-Other Fees and Costs)		\$150,000.00
Guste HR- Upgrades to Unit HVAC(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)		\$150,000.00
FISCHER SENIOR VILLAGE (LA001062101)		
Fischer SV- Exterior Repairs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.,Dwelling Unit-Exterior (1480)-Columns and Porches,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$300,000.00
Fischer SV - Mechanical Upgrades(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Contract Administration (1480)-Other Fees and Costs)		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	3	2019
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
GUSTE I (LA001015401)		
Guste I - HVAC Upgrades(Dwelling Unit-Interior (1480)-Mechanical,Contract Administration (1480)-Other Fees and Costs)		\$168,100.00
Guste I - Security Cameras(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)		\$123,000.00
Guste I - Replace Screen Doors(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors)		\$33,620.00
Guste I - Replace Water Heaters(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)		\$67,240.00
DOWNTOWN SCATTERED SITES (LA001099103)		
SS Downtown - Plumbing/Mechanical (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	3	2019
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
UPTOWN SCATTERED SITES (LA001099104)		
SS Uptown - Plumbing/Mechanical (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)		\$50,000.00
GUSTE II (LA001015402)		
Guste II - Playground Capital Upgrades(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)		\$25,000.00
FISCHER III (LA001072602)		
Fischer III - Playground Capital Upgrades(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)		\$48,786.00
IBERVILLE (LA001003102)		

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	3	2019
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Iberville Redevelopment Costs(Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction,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)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-		\$2,000,000.00
B. W. COOPER (LA001007303)		
BW Cooper Phase II Redevelopment (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,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)-Striping,Dwelling Unit-Site Work (1480)-Water		\$2,000,000.00
RIVER GARDENS PHASE I (CS 1) (LA001058701)		
River Garden I- Exterior Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$200,000.00
Subtotal of Estimated Cost		\$5,765,746.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	4	2020
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
FISCHER SENIOR VILLAGE (LA001062101)		
Fischer SV- Interior Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$100,000.00
Fischer SV - Mechanical Upgrades(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)		\$200,000.00
UPTOWN SCATTERED SITES (LA001099104)		
SS Uptown - Interior Upgrades(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Tubs and Showers,Contract Administration (1480)-Other Fees and Costs)		\$175,000.00
SS Uptown- Development(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction,Contract Administration (1480)-Other)		\$1,000,000.00
SS Uptown- Carrollton Development(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction)		\$1,000,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	4	2020
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
GUSTE HOMES HIGH RISE (LA001015301)		
Guste HR Mechanical, Plumbing and Electrical Upgrades(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction -		\$400,000.00
Guste HR- Upgrades to Unit HVAC(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Contract Administration (1480)-Other Fees and Costs)		\$300,000.00
GUSTE I (LA001015401)		
Guste I - Flooring Upgrade(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine))		\$235,340.00
Guste I - Appliance Upgrades(Dwelling Unit-Interior (1480)-Appliances,Contract Administration (1480)-Other Fees and Costs)		\$100,860.00
GUSTE II (LA001015402)		

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	4	2020
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Guste II - Appliance Upgrades per PNA(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)		\$24,000.00
B. W. COOPER (LA001007303)		
BW Cooper Phase II Redevelopment (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water		\$1,000,000.00
RIVER GARDENS PHASE I (CS 1) (LA001058701)		
River Garden I - Interior Repairs(Contract Administration (1480)-Other Fees and Costs,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,		\$150,000.00
River Garden I- Exterior Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$166,000.00
COLUMBIA PARC (LA001008707)		

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	4	2020
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Columbia Parc I- Exterior Repairs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Contract Administration (1480)-Other Fees and Costs)		\$100,000.00
LAFITTE I (LA001005705)		
Lafitte I - Exterior Rehabilitation(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$41,420.00
Lafitte I - Interior Rehabilitation(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine))		\$41,415.00
LAFITTE II (LA001005706)		
Lafitte II - Exterior Rehabilitation(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding)		\$36,277.00
Lafitte II - Interior Rehabilitation(Dwelling Unit-Interior (1480)-Flooring (non routine),Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Interior Painting (non routine))		\$35,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	5	2021
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
GUSTE HOMES HIGH RISE (LA001015301)		
Guste HR - Interior Unit Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors)		\$192,500.00
Guste HR Mechanical, Plumbing and Electrical Upgrades(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling		\$400,000.00
Guste HR - Exterior Concrete and Landscaping(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape)		\$175,000.00
Guste HR- Upgrades to Unit HVAC(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Contract Administration (1480)-Other Fees and Costs)		\$400,000.00
UPTOWN SCATTERED SITES (LA001099104)		
SS Uptown - Interior Upgrades(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Tubs and Showers)		\$175,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	5	2021
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
GUSTE I (LA001015401)		
Guste I - Flooring Upgrade(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine))		\$235,340.00
GUSTE III (LA001015403)		
Guste III - Capital Projects(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)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-		\$35,000.00
FISCHER SENIOR VILLAGE (LA001062101)		
Fischer SV - Mechanical Upgrades(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Contract Administration (1480)-Other Fees and Costs)		\$200,000.00
NEW FLORIDA (LA001022804)		

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	5	2021
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Florida - Capital Projects(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,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling		\$75,000.00
DOWNTOWN SCATTERED SITES (LA001099103)		
SS Downtown- Lower Ninth Development(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction)		\$1,000,000.00
SS Downtown- CNI Development(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction,Contract Administration (1480)-Other)		\$850,000.00
SS Downtown- Upper Ninth Development(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction)		\$300,000.00
SS Downtown- New Orleans East Development(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction)		\$300,000.00
WESTBANK SCATTERED SITES (LA001099105)		

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	5	2021
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SS Westbank- Development(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction)		\$300,000.00
RIVER GARDENS PHASE I (CS 1) (LA001058701)		
River Garden I - Interior Repairs(Contract Administration (1480)-Other Fees and Costs,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,		\$200,000.00
FAUBOURG LAFITTE SENIOR (LA001005711)		
Lafitte Senior - Capital PNA Project(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-		\$30,000.00
COLUMBIA PARC (LA001008707)		
Columbia Parc I- Exterior Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Siding)		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)		
Work Statement for Year	5	2021
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
COLUMBIA PARC IIA (LA001008708)		
Columbia Parc IIA- Exterior Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)		\$48,000.00
COLUMBIA PARC IIB (ST. BERNARD IIB) (LA001008709)		
Columbia Parc IIB- Exterior Repairs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Contract Administration (1480)-Other Fees and Costs)		\$57,000.00
HERITAGE AT COLUMBIA PARC (SB III) (LA001008710)		
Heritage at Columbia Parc Senior - Capital PNA Project(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment -		\$30,000.00
Subtotal of Estimated Cost		\$5,102,840.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2017
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$381,239.00
Operations Funds(Operations (1406))	\$1,700,000.00
HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$1,100,000.00
Debt Service Bond Payment(Debt Service Bond Payment-Paid by HUD (9000))	\$1,604,235.00
Audit Costs(Contract Administration (1480)-Other)	\$40,000.00
Management Improvements PHA-Wide(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$225,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2017
Development Number/Name General Description of Major Work Categories	Estimated Cost
HANO Administration Costs - RHF-1(Administration (1410)-Sundry,Administration (1410)-Other,Administration (1410)-Salaries)	\$3,039.00
HANO Administration Costs - RHF-2(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$960.00
Subtotal of Estimated Cost	\$5,054,473.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2018
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$317,013.00
Operations Funds(Operations (1406))	\$1,800,000.00
HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$1,100,000.00
Debt Service Bond Payment(Debt Service Bond Payment-Paid by HUD (9000))	\$1,599,500.00
Management Improvements PHA-Wide(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$225,000.00
Audit Costs(Contract Administration (1480)-Other)	\$40,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2018
Development Number/Name General Description of Major Work Categories	Estimated Cost
Physical Needs Assessment (PNA) PHA-wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
Subtotal of Estimated Cost	\$5,156,513.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$337,929.00
Debt Service Bond Payment(Debt Service Bond Payment-Paid by HUD (9000))	\$1,602,540.00
Audit Costs(Contract Administration (1480)-Other)	\$40,000.00
HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$1,100,000.00
Operations Funds(Operations (1406))	\$1,900,000.00
Management Improvements PHA-Wide(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$225,370.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Physical Needs Assessment (PNA) PHA-wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
Subtotal of Estimated Cost	\$5,280,839.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$351,816.00
Debt Service Bond Payment(Debt Service Bond Payment-Paid by HUD (9000))	\$1,602,910.00
Audit Costs(Contract Administration (1480)-Other)	\$40,000.00
HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$1,100,000.00
Operations Funds(Operations (1406))	\$2,000,000.00
Management Improvements PHA-Wide(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$299,962.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Lafitte Homeownership(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction)	\$500,000.00
Subtotal of Estimated Cost	\$5,894,688.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$330,000.00
Debt Service Bond Payment(Debt Service Bond Payment-Paid by HUD (9000))	\$1,600,610.00
Audit Costs(Contract Administration (1480)-Other)	\$40,000.00
HANO Administration Costs(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$1,100,000.00
Operations Funds(Operations (1406))	\$2,100,000.00
Management Improvements PHA-Wide(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	\$226,550.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Desire Homeownership - Homebuyer Asst.(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$500,000.00
Subtotal of Estimated Cost	\$5,897,160.00



HOUSING AUTHORITY OF NEW ORLEANS
Capital Fund Program (CFP)

III. Definition of “Substantial Deviation” and “Significant Amendment or Modification”



DEFINITION OF “SUBSTANTIAL DEVIATION” AND “SIGNIFICANT AMENDMENT OR MODIFICATION”

In accordance with HUD regulations in 24 CFR 903.7 (r) and 24 CFR 905.3, HANO has defined below the basic criteria that will be used for determining: (i) substantial deviation from its 5-Year Plan; (ii) significant amendment or modification to the 5-Year and Annual PHA Plans; and (iii) significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan. Prior to implementing changes that meet such criteria, HANO will submit for HUD’s approval, a revised Plan(s) that meets full public process requirements including Resident Advisory Board review and consultation.

HANO’s criteria, as defined below, is applicable to all CFP components including: Capital Fund grants; Replacement Housing Factor (RHF) grants; Disaster Grants; Capital Fund Financing Program (CFFP) allocations; as well as any new or future formula components such as Demolition and Disposition Transitional Funding (DDTF).

(i) Criteria for defining “Substantial Deviation” from the 5-Year Plan:

- A major change in the direction of HANO pertaining to its mission and goals would constitute a “substantial deviation” from the Agency’s 5-Year Plan.
- Examples include the undertaking of new program activities, development strategies, or financing initiatives that do not otherwise further HANO’s stated mission and goals as articulated in the 5-Year Plan.

(ii) Criteria for defining “Significant Amendment or Modification” to the 5-Year and Annual PHA Plans:

- Changes to rent, admission policies, or organization of the waiting list(s) in the Public Housing Program that will impact more than 10% of applicants and/or households assisted under the Program.
- Changes to rent, admission policies, or organization of the waiting list(s) in the Housing Choice Voucher Program that will impact more than 10% of applicants and/or households assisted under the Program.
- Substantial changes to demolition, disposition, designated housing, homeownership, or conversion activities identified in the current HUD-approved Annual or 5-Year Plans.

(iii) Criteria for defining “Significant Amendment or Modification” to the Capital Fund Program (CFP) 5-Year Action Plan:

- Proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed-finance proposals will be considered significant amendments to the CFP 5-Year Action Plan.
- Additions of non-emergency work items not included in the current CFP Annual Statement or CFP 5-Year Action Plan that exceed \$3 million.

(iv) Exceptions:

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.
- Changes under the above definitions which are funded by any source other than federal funds will not require Plan amendment or modification.