

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 07/07/2021

Approved By: WILLIAMS, CHERYL

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 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
	GUSTE HOMES HIGH RISE (LA001015301)	\$700,000.00	\$1,057,500.00	\$692,500.00	\$750,000.00	\$350,000.00
	AUTHORITY-WIDE	\$6,853,020.00	\$4,943,719.00	\$2,199,164.00	\$2,595,000.00	\$3,020,000.00
	FISCHER SENIOR VILLAGE (LA001062101)	\$200,000.00	\$475,000.00	\$125,000.00	\$100,000.00	
	GUSTE III (LA001015403)		\$70,000.00	\$35,000.00		
	FISCHER I (LA001071601)		\$75,000.00		\$30,000.00	
	FISCHER III (LA001072602)		\$125,000.00		\$125,000.00	
	UPTOWN SCATTERED SITES (LA001099104)	\$375,000.00		\$425,000.00		
	DOWNTOWN SCATTERED SITES (LA001099103)	\$170,000.00		\$370,000.00		
	WESTBANK SCATTERED SITES (LA001099105)	\$60,000.00		\$250,000.00		
	FAUBOURG LAFITTE SENIOR (LA001005711)				\$200,000.00	

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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 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
	HERITAGE AT COLUMBIA PARC (SB III) (LA001008710)				\$200,000.00	
	IBERVILLE (LA001003102)					\$630,000.00
	GUSTE I (LA001015401)	\$108,000.00				
	NEW FLORIDA (LA001022804)	\$75,000.00				
	FISCHER (LA001016)	\$30,000.00				
	GUSTE II (LA001015402)	\$100,000.00				

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)			\$6,853,020.00
ID0014	PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	PHA-wide Architecture and Engineering fees, Project Financial or Environmental Consulting, and in-house Construction Management for all projects		\$357,553.00
ID0030	Debt Service Bond Payment(Bond Debt Obligation (9001))	Annual amount due to HUD from Capital grants to pay for Bonds on Fischer and Guste		\$1,600,610.00
ID0035	Audit Costs(Contract Administration (1480)-Other)	Annual ACC units audit costs		\$60,000.00
ID0038	HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Portion of the grant directed to cover PHA employees' salaries and benefits		\$867,102.00
ID0041	Operations Funds(Operations (1406))	Funds for general operations activities at the PHA sites		\$2,167,755.00
ID0044	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)	Accounting system improvements, security system improvements and staff training		\$500,000.00

Capital Fund Program - Five-Year Action Plan

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
ID0211	Legal Fees for Development(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Legal costs related to scattered site development throughout the HANO portfolio		\$200,000.00
ID0196	PHA-wide Accessibility Upgrades per report(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-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)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Exterior (1480)-Balconies and Railings)	Any required upgrades/modifications per the results of the fair housing review		\$1,000,000.00
ID0242	PHA-wide- Maintenance Vehicles(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replacement of several work trucks used for the maintenance of public housing sites		\$100,000.00
	DOWNTOWN SCATTERED SITES (LA001099103)			\$170,000.00
ID0077	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)	Project to address necessary upgrades to the flooring, painting, and other surfaces within the unit		\$100,000.00

Capital Fund Program - Five-Year Action Plan

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
ID0143	SS Downtown - Floor renovations(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine))	Project to complete necessary upgrades to the flooring in remaining units		\$70,000.00
	GUSTE HOMES HIGH RISE (LA001015301)			\$700,000.00
ID0080	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 - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Plumbing, electrical and mechanical upgrades		\$100,000.00
ID0081	Guste HR - Exterior Concrete, Fencing 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)-Fencing,Non-Dwelling Site Work (1480)-Landscape)	Repair concrete curbing, sidewalks, etc, fencing and upgrade landscaping around building		\$100,000.00
ID0198	Substantial Unit Rehabilitation(Contract Administration (1480)-Other,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,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Interior unit upgrades throughout the high rise		\$500,000.00
	GUSTE I (LA001015401)			\$108,000.00

Capital Fund Program - Five-Year Action Plan

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
ID0089	Guste I - Flooring Upgrade(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring upgrade per PNA		\$108,000.00
	NEW FLORIDA (LA001022804)			\$75,000.00
ID0153	Florida - Capital Projects(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)-Foundations,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)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,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 Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Capital projects for future issues due contractor deficiencies		\$75,000.00
	WESTBANK SCATTERED SITES (LA001099105)			\$60,000.00

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
ID0184	SS Westbank- Exterior Painting(Contract Administration (1480)-Other,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)	Paint the exterior of a portion of the units at Hendee		\$60,000.00
	UPTOWN SCATTERED SITES (LA001099104)			\$375,000.00
ID0231	SS Uptown - Renovation(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)-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)	First phase of renovation on uptown ACC units		\$375,000.00
	FISCHER (LA001016)			\$30,000.00
ID0236	FISCHER SITE WIDE- Key Tracking System(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other)	Procure and install a key tracking system for the Fischer site		\$30,000.00
	FISCHER SENIOR VILLAGE (LA001062101)			\$200,000.00
ID0239	Fischer SV- Exterior Painting(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits)	Paint the exterior of the buildings throughout the site		\$200,000.00

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
	GUSTE II (LA001015402)			\$100,000.00
ID0243	Guste II- Exterior Paint(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits)	Paint the exteriors of all 16 buildings		\$100,000.00
	Subtotal of Estimated Cost			\$8,671,020.00

Capital Fund Program - Five-Year Action Plan

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
	GUSTE HOMES HIGH RISE (LA001015301)			\$1,057,500.00
ID0079	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 - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Plumbing, electrical and mechanical upgrades		\$307,500.00
ID0154	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)	Repair concrete curbing, sidewalks, etc and upgrade landscaping around building		\$50,000.00
ID0199	Substantial Unit Rehabilitation(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,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Contract Administration (1480)-Other)	Interior unit upgrades throughout the high rise		\$500,000.00
ID0232	GHR-Diesel Storage Tank (Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Generator)	Evaluation and work on extraordinary maintenance or replacement of underground diesel storage for the generator		\$200,000.00
	AUTHORITY-WIDE (NAWASD)			\$4,943,719.00

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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
ID0137	Operations Funds(Operations (1406))	Funds for general operations activities at the PHA sites		\$1,686,555.00
ID0138	HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Portion of the grant directed to cover PHA employees' salaries and benefits		\$674,622.00
ID0139	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)	Accounting system improvements, security system improvements and staff training		\$500,000.00
ID0140	Audit Costs(Contract Administration (1480)-Other)	Annual ACC units audit costs		\$60,000.00
ID0141	Debt Service Bond Payment(Bond Debt Obligation (9001))	Annual amount due to HUD from Capital grants to pay for Bonds on Fischer and Guste		\$1,595,640.00
ID0146	PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	PHA-wide Architecture and Engineering fees, Project Financial or Environmental Consulting, and in-house Construction Management for all projects		\$326,902.00
ID0244	PHA-Wide Year 15 Strategy & Investment(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-Other)	Evaluating strategies for public housing/tax credit properties at the end of tax credit period- including investment in necessary work items or in under taking recapitalization		\$100,000.00

Capital Fund Program - Five-Year Action Plan

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
	FISCHER SENIOR VILLAGE (LA001062101)			\$475,000.00
ID0155	Fischer SV - Interior Unit Rehabilitation(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-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Extensive unit rehab including flooring, plumbing, cabinets, paint and fixtures		\$300,000.00
ID0240	Fischer SV- Exterior Painting(Non-Dwelling Exterior (1480)-Paint and Caulking,Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits)	Complete painting of the exterior of the buildings throughout the site		\$175,000.00
	GUSTE III (LA001015403)			\$70,000.00
ID0157	Guste III - Capital Projects(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,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)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,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 Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-	Capital projects for future issues due contractor deficiencies		\$70,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,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 Lines/Mains)			
	FISCHER I (LA001071601)			\$75,000.00
ID0235	Fischer I- HVAC work(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical)	Evaluate repair and replacement of HVAC at the 8 PH units		\$75,000.00
	FISCHER III (LA001072602)			\$125,000.00
ID0237	Fischer III- HVAC work(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical)	Evaluate and repair or replace the HVACs at the PH units		\$125,000.00
	Subtotal of Estimated Cost			\$6,746,219.00

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
ID0168	HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Portion of the grant directed to cover PHA employees' salaries and benefits		\$409,666.00
ID0169	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)	Accounting system improvements, security system improvements and staff training		\$400,000.00
ID0170	Audit Costs(Contract Administration (1480)-Other)	Annual ACC units audit costs		\$60,000.00
ID0171	PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	PHA-wide Architecture and Engineering fees, Project Financial or Environmental Consulting, and in-house Construction Management for all projects		\$305,332.00
	UPTOWN SCATTERED SITES (LA001099104)			\$425,000.00
ID0186	SS Uptown - Renovation(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)-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)	Second phase of renovation on uptown ACC units		\$325,000.00
ID0248	SS Uptown- Exterior Painting(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	First phase of painting the exteriors of all units		\$100,000.00

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
	DOWNTOWN SCATTERED SITES (LA001099103)			\$370,000.00
ID0187	SS Downtown - Miro/Allen Renovation(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)-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)	First phase of renovation on Miro/Allen site ACC units		\$100,000.00
ID0195	SS Downtown- Development(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction)	Costs associated with the new construction of rental properties on vacant sites in the Downtown AMP		\$170,000.00
ID0247	SS Downtown- Exterior Painting(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	First phase of painting the exteriors of all 40 units		\$100,000.00
	WESTBANK SCATTERED SITES (LA001099105)			\$250,000.00
ID0189	SS Westbank- Development(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction)	Costs associated with the new construction of rental properties on vacant sites on the westbank		\$250,000.00
	FISCHER SENIOR VILLAGE (LA001062101)			\$125,000.00

Capital Fund Program - Five-Year Action Plan

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
ID0192	Fischer SV - Water Heaters per PNA(Dwelling Unit-Interior (1480)-Electrical,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Install new water heaters per the PNA replacement schedule		\$125,000.00
	GUSTE HOMES HIGH RISE (LA001015301)			\$692,500.00
ID0215	Replace Closet Doors - Guste High Rise(Dwelling Unit-Interior (1480)-Interior Doors)	Replace closet doors in all dwelling units		\$192,500.00
ID0249	Guste HR Mechanical, Plumbing and Electrical Upgrades(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,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)	Plumbing, electrical and mechanical upgrades		\$500,000.00
	Subtotal of Estimated Cost			\$4,096,664.00

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
	FAUBOURG LAFITTE SENIOR (LA001005711)			\$200,000.00
ID0126	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-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Funding to address any PNA deficiency identified in future PNA		\$200,000.00
	HERITAGE AT COLUMBIA PARC (SB III) (LA001008710)			\$200,000.00
ID0131	Heritage at Columbia Parc 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-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Funding to address any PNA deficiency identified in future PNA		\$200,000.00
	AUTHORITY-WIDE (NAWASD)			\$2,595,000.00
ID0207	Audit Costs(Contract Administration (1480)-Other)	Annual ACC units audit costs		\$70,000.00

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
ID0208	HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Portion of the grant directed to cover PHA employees' salaries and benefits		\$400,000.00
ID0209	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)	Accounting system improvements, security system improvements and staff training		\$400,000.00
ID0210	Operations Funds(Operations (1406))	Funds for general operations activities at the PHA sites		\$1,000,000.00
ID0212	PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	PHA-wide Architecture and Engineering fees, Project Financial or Environmental Consulting, and in-house Construction Management for all projects		\$350,000.00
ID0245	PHA-Wide Year 15 Strategy & Investment(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-Other)	Evaluating strategies for public housing/tax credit properties at the end of tax credit period- including investment in necessary work items or in under taking recapitalization		\$375,000.00
	GUSTE HOMES HIGH RISE (LA001015301)			\$750,000.00
ID0216	Elevator Renovation(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Elevator)	Upgrade the elevators at Guste High Rise including major parts/systems		\$250,000.00

Capital Fund Program - Five-Year Action Plan

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
ID0217	Mechanical Room Renovation- Guste High Rise(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)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Complete on-going substantial upgrade of the systems equipment that operates at Guste High Rise		\$500,000.00
	FISCHER I (LA001071601)			\$30,000.00
ID0224	Fischer I - Recapitalization Plan(Contract Administration (1480)-Other Fees and Costs)	Planning and research for the recapitalization and future renovation of Fischer I		\$30,000.00
	FISCHER III (LA001072602)			\$125,000.00
ID0225	Fischer III - Recapitalization Plan(Contract Administration (1480)-Other Fees and Costs)	Planning and research for the recapitalization and future renovation of Fischer III		\$125,000.00
	FISCHER SENIOR VILLAGE (LA001062101)			\$100,000.00
ID0238	Fischer SV- Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Replace appliances throughout the site		\$100,000.00

Capital Fund Program - Five-Year Action Plan

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)			\$3,020,000.00
ID0191	Homeownership - Homebuyer Asst.(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Funds set aside for the provision of soft seconds to qualified homebuyers related to the redevelopment of HANO-owned property.		\$350,000.00
ID0226	Operations Funds(Operations (1406))	Funds for general operations activities at the PHA sites		\$1,000,000.00
ID0227	HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Portion of the grant directed to cover PHA employees' salaries and benefits		\$400,000.00
ID0228	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))	Accounting system improvements, security system improvements and staff training		\$400,000.00
ID0229	Audit Costs(Contract Administration (1480)-Other)	Annual ACC units audit costs		\$70,000.00
ID0230	PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	PHA-wide Architecture and Engineering fees, Project Financial or Environmental Consulting, and in-house Construction Management for all projects		\$300,000.00

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
ID0246	PHA-Wide Year 15 Strategy & Investment(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-Other)	Evaluating strategies for public housing/tax credit properties at the end of tax credit period- including investment in necessary work items or in under taking recapitalization		\$500,000.00
	GUSTE HOMES HIGH RISE (LA001015301)			\$350,000.00
ID0233	GHR- Security Camera Upgrade(Non-Dwelling Interior (1480)-Security)	Extraordinary maintenance to extend useful life of the security camera system installed in 2021		\$200,000.00
ID0234	GHR- Condenser/Cooling Tower (Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Contract Administration (1480)-Other Fees and Costs)	Extraordinary maintenance to extend the useful life of the condensers and cooling towers in the building		\$150,000.00
	IBERVILLE (LA001003102)			\$630,000.00
ID0241	Winn-Dixie Phase II-Construction Funds(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction)	Loan funds for the PH units at Winn-Dixie Phase II- these units are part of the CNI Iberville replacement commitment		\$630,000.00
	Subtotal of Estimated Cost			\$4,000,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	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)	\$357,553.00
Debt Service Bond Payment(Bond Debt Obligation (9001))	\$1,600,610.00
Audit Costs(Contract Administration (1480)-Other)	\$60,000.00
HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$867,102.00
Operations Funds(Operations (1406))	\$2,167,755.00
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)	\$500,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Legal Fees for Development(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$200,000.00
PHA-wide Accessibility Upgrades per report(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Contract Administration (1480)-Other,Contract Administration	\$1,000,000.00
PHA-wide- Maintenance Vehicles(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$100,000.00
Subtotal of Estimated Cost	\$6,853,020.00

Capital Fund Program - Five-Year Action Plan

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	
Operations Funds(Operations (1406))	\$1,686,555.00
HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$674,622.00
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)	\$500,000.00
Audit Costs(Contract Administration (1480)-Other)	\$60,000.00
Debt Service Bond Payment(Bond Debt Obligation (9001))	\$1,595,640.00
PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$326,902.00

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
PHA-Wide Year 15 Strategy & Investment(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-Other)	\$100,000.00
Subtotal of Estimated Cost	\$4,943,719.00

Capital Fund Program - Five-Year Action Plan

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	
Operations Funds(Operations (1406))	\$1,024,166.00
HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$409,666.00
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)	\$400,000.00
Audit Costs(Contract Administration (1480)-Other)	\$60,000.00
PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$305,332.00
Subtotal of Estimated Cost	\$2,199,164.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Audit Costs(Contract Administration (1480)-Other)	\$70,000.00
HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$400,000.00
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)	\$400,000.00
Operations Funds(Operations (1406))	\$1,000,000.00
PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$350,000.00
PHA-Wide Year 15 Strategy & Investment(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-Other)	\$375,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$2,595,000.00

Capital Fund Program - Five-Year Action Plan

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	
Homeownership - Homebuyer Asst.(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$350,000.00
Operations Funds(Operations (1406))	\$1,000,000.00
HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$400,000.00
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))	\$400,000.00
Audit Costs(Contract Administration (1480)-Other)	\$70,000.00
PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$300,000.00

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
PHA-Wide Year 15 Strategy & Investment(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-Other)	\$500,000.00
Subtotal of Estimated Cost	\$3,020,000.00