



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

**CFP 5-Year Action Plan
For
FFY 2024 – FFY 2028**

Draft April 2024



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 FFY 2024 – FFY 2028 (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 2024 – FFY 2028 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 will be undertaken, or a supplemental clearance of additional funding may be required for projects previously cleared, prior to obligation of funds.

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 FFY 2024 – FFY 2028 (Form HUD 50075.2)

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

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 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	AUTHORITY-WIDE	\$3,549,600.00	\$4,706,000.00	\$4,645,000.00	\$3,750,000.00	\$3,445,000.00
	WESTBANK SCATTERED SITES (LA001099105)	\$42,000.00	\$64,000.00			
	FISCHER III (LA001072602)	\$365,000.00		\$100,000.00		\$100,500.00
	FISCHER I (LA001071601)	\$30,000.00	\$64,000.00			\$12,000.00
	DOWNTOWN SCATTERED SITES (LA001099103)	\$500,000.00			\$250,000.00	\$132,000.00
	GUSTE I (LA001015401)	\$13,400.00				
	HERITAGE AT COLUMBIA PARC (SB III) (LA001008710)	\$750,000.00			\$500,000.00	
	COLUMBIA PARC (LA001008707)	\$250,000.00				
	GUSTE HOMES HIGH RISE (LA001015301)		\$200,000.00	\$555,000.00		\$1,000,000.00
	GUSTE II (LA001015402)		\$128,000.00			

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

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 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	FISCHER IV (LA001016603)		\$130,000.00			
	FISCHER IVA (LA001016604)		\$208,000.00			
	FISCHER SENIOR VILLAGE (LA001062101)			\$200,000.00		\$300,000.00
	FAUBOURG LAFITTE SENIOR (LA001005711)				\$500,000.00	
	NEW FLORIDA (LA001022804)				\$500,000.00	
	UPTOWN SCATTERED SITES (LA001099104)					\$510,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$3,549,600.00
ID0207	Audit Costs(Contract Administration (1480)-Other)	Annual ACC units audit costs		\$70,000.00
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		\$550,000.00
ID0209	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		\$550,000.00
ID0210	Operations Funds(Operations (1406))	Funds for general operations activities at the PHA sites		\$1,375,000.00
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		\$304,600.00
ID0316	Program Management Services(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Technical assistance with managing the day-to-day tasks of the Development department and providing expertise around the development process including HUD, financing structures, etc...		\$200,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0317	Archeology- Curation and Administration of Artifacts(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Throughout the redevelopment of the HANO portfolio, many artifacts have been discovered. There remains outstanding reporting work and curation of these items for several projects.		\$500,000.00
	WESTBANK SCATTERED SITES (LA001099105)			\$42,000.00
ID0259	SS Westbank- HVAC Replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical)	HVAC replacement- final phase		\$42,000.00
	FISCHER III (LA001072602)			\$365,000.00
ID0269	Fischer III - Interior 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)	Rolling interior renovation to ACC units		\$125,000.00
ID0296	Fischer III - HVAC Replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical)	HVAC replacements at PH Units		\$240,000.00
	FISCHER I (LA001071601)			\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0271	Fischer I - Interior 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)	Rolling interior renovation to ACC units		\$30,000.00
	DOWNTOWN SCATTERED SITES (LA001099103)			\$500,000.00
ID0291	DT SS - Interior Renovation- Miro Allen(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,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	Exterior and interior renovation to ACC units		\$500,000.00
	GUSTE I (LA001015401)			\$13,400.00
ID0306	Guste I - Water Heater Replacement(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Rolling replacement of Water Heaters in PH Units throughout the property		\$13,400.00
	HERITAGE AT COLUMBIA PARC (SB III) (LA001008710)			\$750,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0314	Heritage at Columbia Parc- Juliette Balcony/Termite Repairs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Correct water intrusion issues and termite damage to the property			\$750,000.00
	COLUMBIA PARC (LA001008707)				\$250,000.00
ID0315	Columbia Parc- Phase iV Infrastructure(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)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Completion of the final phase of site work under the redevelopment plan for St Bernard			\$250,000.00
	Subtotal of Estimated Cost				\$5,500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WESTBANK SCATTERED SITES (LA001099105)			\$64,000.00
ID0189	SS Westbank- Roof Replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Roofs)	Roof replacement on all buildings		\$64,000.00
	AUTHORITY-WIDE (NAWASD)			\$4,706,000.00
ID0226	Operations Funds(Operations (1406))	Funds for general operations activities at the PHA sites		\$1,375,000.00
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		\$550,000.00
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		\$550,000.00
ID0229	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 2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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		\$411,000.00
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		\$750,000.00
ID0309	PH-Unit Development(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction)	Placeholder for loan to purchase/develop new PH units in Orleans Parish		\$1,000,000.00
	FISCHER I (LA001071601)			\$64,000.00
ID0261	Fischer I - HVAC Replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical)	HVAC replacements at PH Units		\$64,000.00
	GUSTE HOMES HIGH RISE (LA001015301)			\$200,000.00
ID0264	Guste High Rise- Exterior Rehabilitation(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Address exterior needs to the high rise building based on structural analysis from 2022		\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GUSTE II (LA001015402)			\$128,000.00
ID0265	Guste II- Exterior Painting(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Paint exteriors of all units		\$128,000.00
	FISCHER IV (LA001016603)			\$130,000.00
ID0274	Fischer IV- 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)	Painting of the exterior of the 10 PH units		\$50,000.00
ID0276	Fischer IV- Roof Replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Roofs)	Roof replacement on 10 PH units		\$80,000.00
	FISCHER IVA (LA001016604)			\$208,000.00
ID0275	Fischer IVA- 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)	Painting of the exterior of the 16 PH units		\$80,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0277	Fischer IVA- Roof Replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Roofs)	Roof replacement on 16 PH units		\$128,000.00
	Subtotal of Estimated Cost			\$5,500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$4,645,000.00
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		\$1,700,000.00
ID0253	Audit Costs(Contract Administration (1480)-Other)	Annual ACC units audit costs		\$70,000.00
ID0254	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		\$400,000.00
ID0255	Operations Funds(Operations (1406))	Funds for general operations activities at the PHA sites		\$1,375,000.00
ID0256	HANO Administration Costs(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Portion of the grant directed to cover PHA employees' salaries and benefits		\$550,000.00
ID0257	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		\$550,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GUSTE HOMES HIGH RISE (LA001015301)			\$555,000.00
ID0292	Guste High Rise- Exterior Beautification(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking)	Landscaping, hardscaping, exterior benches, etc..		\$200,000.00
ID0293	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		\$355,000.00
	FISCHER SENIOR VILLAGE (LA001062101)			\$200,000.00
ID0297	Fischer SV - 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,Contract Administration (1480)-Other Fees and Costs,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		\$200,000.00
	FISCHER III (LA001072602)			\$100,000.00

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0308	Fischer III - Playground Upgrade(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Address PH Portion of playground upgrades		\$100,000.00
	Subtotal of Estimated Cost			\$5,500,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FAUBOURG LAFITTE SENIOR (LA001005711)			\$500,000.00
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		\$500,000.00
	HERITAGE AT COLUMBIA PARC (SB III) (LA001008710)			\$500,000.00
ID0131	Heritage at Columbia Parc Senior - DOJ work(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 DOJ-identified issues at the site		\$500,000.00
	AUTHORITY-WIDE (NAWASD)			\$3,750,000.00
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		\$500,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0282	Appraisals - PHA-wide(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Appraisals of public housing property		\$25,000.00
ID0283	Audit Costs(Contract Administration (1480)-Other)	Annual ACC units audit costs		\$70,000.00
ID0284	HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Portion of the grant directed to cover PHA employees' salaries and benefits		\$550,000.00
ID0285	Operations Funds(Operations (1406))	Funds for general operations activities at the PHA sites		\$1,375,000.00
ID0286	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		\$400,000.00
ID0300	PHA-wide Relocation(Contract Administration (1480)-Relocation)	Placeholder for relocation activities due to modernization of units		\$50,000.00
ID0301	Management Improvements PHA-Wide(Management Improvement (1408)-Staff Training,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Accounting system improvements, security system improvements and staff training		\$550,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0303	HANO Office Building- Plumbing and Mechanical Upgrades(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	The allocated portion of expenses for plumbing and mechanical upgrades to the HANO Main Office inc. A/C, window issues, roof, etc...		\$230,000.00
	NEW FLORIDA (LA001022804)			\$500,000.00
ID0280	Florida - 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)-	Funding to address any PNA deficiency identified in future PNA		\$500,000.00
	DOWNTOWN SCATTERED SITES (LA001099103)			\$250,000.00
ID0307	SS Downtown - Interior 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 Downtown ACC units		\$250,000.00
	Subtotal of Estimated Cost			\$5,500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GUSTE HOMES HIGH RISE (LA001015301)			\$1,000,000.00
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
ID0294	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		\$250,000.00
ID0295	Guste High Rise- Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Rolling replacement of appliances throughout the building		\$500,000.00
	FISCHER SENIOR VILLAGE (LA001062101)			\$300,000.00
ID0272	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)	Phase two of painting of the exterior of the buildings throughout the site		\$300,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$3,445,000.00
ID0310	Audit Costs(Contract Administration (1480)-Other)	Annual ACC units audit costs		\$70,000.00
ID0311	HANO Administration Costs(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	Portion of the grant directed to cover PHA employees' salaries and benefits		\$550,000.00
ID0312	Operations Funds(Operations (1406))	Funds for general operations activities at the PHA sites		\$1,375,000.00
ID0313	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
ID0318	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		\$450,000.00
ID0319	HANO Office Building- Painting and Flooring Upgrades(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	The allocated portion of expenses for plumbing and mechanical upgrades to the HANO Main Office inc. painting, flooring, paving etc...		\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0320	Legal Fees/Litigation(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	On-going legal fees related to outstanding lawsuits about PH property or tenants		\$200,000.00
	FISCHER I (LA001071601)			\$12,000.00
ID0321	Fischer I - Appliances(Dwelling Unit-Interior (1480)-Appliances)	New appliances packages for PH units as part of site upgrade		\$12,000.00
	FISCHER III (LA001072602)			\$100,500.00
ID0322	Fischer III - Appliances(Dwelling Unit-Interior (1480)-Appliances)	New appliances packages for PH units as part of site upgrade		\$100,500.00
	UPTOWN SCATTERED SITES (LA001099104)			\$510,500.00
ID0323	SS Uptown - Interior 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		\$250,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0325	SS UT - Exterior Painting(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Paint the exterior of the units		\$220,000.00
ID0326	SS UT- HVAC Replacements(Dwelling Unit-Interior (1480)-Mechanical,Contract Administration (1480)-Other Fees and Costs)	Second phase of HVAC upgrades to PH units		\$40,500.00
	DOWNTOWN SCATTERED SITES (LA001099103)			\$132,000.00
ID0324	SS DT - Exterior Painting(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Paint the exterior of the units		\$132,000.00
	Subtotal of Estimated Cost			\$5,500,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	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)	\$550,000.00
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))	\$550,000.00
Operations Funds(Operations (1406))	\$1,375,000.00
PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$304,600.00
Program Management Services(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$200,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Archeology- Curation and Administration of Artifacts(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$500,000.00
Subtotal of Estimated Cost	\$3,549,600.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations Funds(Operations (1406))	\$1,375,000.00
HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$550,000.00
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))	\$550,000.00
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)	\$411,000.00
PHA-Wide Year 15 Strategy & Investment(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-Other)	\$750,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
PH-Unit Development(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction)	\$1,000,000.00
Subtotal of Estimated Cost	\$4,706,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
PHA-Wide Year 15 Strategy & Investment(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-Other)	\$1,700,000.00
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)	\$400,000.00
Operations Funds(Operations (1406))	\$1,375,000.00
HANO Administration Costs(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$550,000.00
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)	\$550,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$4,645,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
PHA-Wide Year 15 Strategy & Investment(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-Other)	\$500,000.00
Appraisals - PHA-wide(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$25,000.00
Audit Costs(Contract Administration (1480)-Other)	\$70,000.00
HANO Administration Costs(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$550,000.00
Operations Funds(Operations (1406))	\$1,375,000.00
PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$400,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
PHA-wide Relocation(Contract Administration (1480)-Relocation)	\$50,000.00
Management Improvements PHA-Wide(Management Improvement (1408)-Staff Training,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	\$550,000.00
HANO Office Building- Plumbing and Mechanical Upgrades(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	\$230,000.00
Subtotal of Estimated Cost	\$3,750,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2028
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)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	\$550,000.00
Operations Funds(Operations (1406))	\$1,375,000.00
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)	\$500,000.00
PHA-wide Professional Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$450,000.00
HANO Office Building- Painting and Flooring Upgrades(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	\$300,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Legal Fees/Litigation(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$200,000.00
Subtotal of Estimated Cost	\$3,445,000.00



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; 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.