

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 08/22/2022

Approved By: GIBBS, ELVETTRA

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 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	GUSTE HOMES HIGH RISE (LA001015301)		\$200,000.00	\$708,000.00	\$200,000.00	\$200,000.00
	AUTHORITY-WIDE	\$7,778,036.00	\$2,410,164.00	\$2,795,000.00	\$3,398,000.00	\$3,072,000.00
	UPTOWN SCATTERED SITES (LA001099104)		\$475,000.00			
	FISCHER SENIOR VILLAGE (LA001062101)	\$375,000.00	\$625,000.00	\$300,000.00		
	DOWNTOWN SCATTERED SITES (LA001099103)	\$287,500.00	\$162,500.00			
	FISCHER III (LA001072602)	\$341,448.00	\$200,000.00	\$125,000.00		
	FISCHER I (LA001071601)	\$48,000.00	\$24,000.00	\$30,000.00		
	WESTBANK SCATTERED SITES (LA001099105)			\$42,000.00	\$64,000.00	
	FISCHER IV (LA001016603)				\$130,000.00	
	FISCHER IVA (LA001016604)				\$208,000.00	

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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 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	FAUBOURG LAFITTE SENIOR (LA001005711)					\$200,000.00
	HERITAGE AT COLUMBIA PARC (SB III) (LA001008710)					\$200,000.00
	GUSTE II (LA001015402)					\$128,000.00
	NEW FLORIDA (LA001022804)					\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$7,778,036.00
ID0137	Operations Funds(Operations (1406))	Funds for general operations activities at the PHA sites		\$2,207,496.00
ID0138	HANO Administration Costs(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Portion of the grant directed to cover PHA employees' salaries and benefits		\$882,998.00
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		\$250,000.00
ID0140	Audit Costs(Contract Administration (1480)-Other)	Annual ACC units audit costs		\$70,000.00
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		\$471,902.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0273	Non-Dwelling Accessibility Upgrades- PHA-wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Interior (1480)-Other,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Signage)	Completion of remaining work required under DOJ settlement		\$2,250,000.00
ID0278	Relocation- PHA-wide(Contract Administration (1480)-Relocation)	Relocation costs for PH families impacted by on-going renovation at Fischer or Scattered Site units, or work associated with the DOJ		\$50,000.00
	FISCHER SENIOR VILLAGE (LA001062101)			\$375,000.00
ID0240	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 one of painting of the exterior of the buildings throughout the site		\$375,000.00
	DOWNTOWN SCATTERED SITES (LA001099103)			\$287,500.00
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	First phase of renovation on Miro/Allen site ACC units		\$25,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0258	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 interior renovation to DT SS ACC units		\$262,500.00
	FISCHER III (LA001072602)			\$341,448.00
ID0266	Fischer III- HVAC Replacement(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Contract Administration (1480)-Other)	HVAC replacements at PH Units		\$341,448.00
	FISCHER I (LA001071601)			\$48,000.00
ID0267	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		\$48,000.00
	Subtotal of Estimated Cost			\$8,829,984.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GUSTE HOMES HIGH RISE (LA001015301)			\$200,000.00
ID0079	Guste HR Lobby Bathroom Upgrades(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Plumbing)	Renovation of lobby restrooms including fixtures, plumbing upgrades, etc..		\$200,000.00
	AUTHORITY-WIDE (NAWASD)			\$2,410,164.00
ID0167	Operations Funds(Operations (1406))	Funds for general operations activities at the PHA sites		\$1,024,166.00
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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0171	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		\$340,332.00
ID0279	Program Management Services- PHA-wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Cost for on-going outside consulting in the modernization and development department		\$176,000.00
	UPTOWN SCATTERED SITES (LA001099104)			\$475,000.00
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
ID0260	SS Uptown- HVAC Replacement(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Contract Administration (1480)-Other)	HVAC replacement		\$50,000.00
	FISCHER SENIOR VILLAGE (LA001062101)			\$625,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		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
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		\$500,000.00
	DOWNTOWN SCATTERED SITES (LA001099103)			\$162,500.00
ID0247	SS Downtown- Exterior Painting(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)	First phase of painting the exteriors of all 29 units		\$100,000.00
ID0261	SS Downtown- HVAC Replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical)	HVAC replacements at PH Units		\$62,500.00
	FISCHER III (LA001072602)			\$200,000.00
ID0268	Fischer III- Exterior Painting(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)	First phase of exterior painting of PH units		\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FISCHER SENIOR VILLAGE (LA001062101)			\$300,000.00
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		\$200,000.00
ID0238	Fischer SV- Appliance Replacement(Dwelling Unit-Interior (1480)-Appliances)	Replace appliances throughout the site		\$100,000.00
	AUTHORITY-WIDE (NAWASD)			\$2,795,000.00
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		\$400,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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		\$575,000.00
	GUSTE HOMES HIGH RISE (LA001015301)			\$708,000.00
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
ID0249	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)-	Plumbing, electrical and mechanical upgrades		\$458,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Water Distribution)			
	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)			\$125,000.00
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
	FISCHER I (LA001071601)			\$30,000.00
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,	Rolling interior renovation to ACC units		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	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)			\$3,398,000.00
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	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		\$300,000.00
ID0246	PHA-Wide Year 15 Strategy & Investment(Dwelling Unit-Development (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	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		\$1,228,000.00
	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
	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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	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
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			\$4,000,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2026	
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
	GUSTE HOMES HIGH RISE (LA001015301)			\$200,000.00
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$3,072,000.00
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		\$427,000.00
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		\$450,000.00
ID0255	Operations Funds(Operations (1406))	Funds for general operations activities at the PHA sites		\$1,000,000.00
ID0256	HANO Administration Costs(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	Portion of the grant directed to cover PHA employees' salaries and benefits		\$400,000.00
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		\$400,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0281	Legal Costs- PHA-wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Legal costs associated with redevelopment or new construction of public housing units		\$300,000.00
ID0282	Appraisals - PHA-wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Appraisals of public housing property		\$25,000.00
	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
	NEW FLORIDA (LA001022804)			\$200,000.00
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		\$200,000.00
	Subtotal of Estimated Cost			\$4,000,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations Funds(Operations (1406))	\$2,207,496.00
HANO Administration Costs(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$882,998.00
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)	\$250,000.00
Audit Costs(Contract Administration (1480)-Other)	\$70,000.00
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)	\$471,902.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Non-Dwelling Accessibility Upgrades- PHA-wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-	\$2,250,000.00
Relocation- PHA-wide(Contract Administration (1480)-Relocation)	\$50,000.00
Subtotal of Estimated Cost	\$7,778,036.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	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,Contract Administration (1480)-Other Fees and Costs)	\$340,332.00
Program Management Services- PHA-wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$176,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$2,410,164.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	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)	\$575,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$2,795,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
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
PHA-Wide Year 15 Strategy & Investment(Dwelling Unit-Development (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$1,228,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$3,398,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	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)	\$427,000.00
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)	\$450,000.00
Operations Funds(Operations (1406))	\$1,000,000.00
HANO Administration Costs(Administration (1410)-Salaries,Administration (1410)-Other,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

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Legal Costs- PHA-wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$300,000.00
Appraisals - PHA-wide(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$25,000.00
Subtotal of Estimated Cost	\$3,072,000.00