

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Richmond Redevelopment & Housing Authority			Locality (City/County & State)			
PHA Number: VA007			<input type="checkbox"/> Original 5-Year Plan		<input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	MOSBY CT (VA007000008)	\$2,131,018.00	\$2,090,893.68	\$2,090,893.68	\$1,672,654.21	\$1,789,228.00
	GILPIN COURT (VA007000001)	\$3,624,297.00	\$4,019,649.59	\$3,032,822.80	\$3,607,667.42	\$806,443.00
	AUTHORITY-WIDE	\$1,427,359.00	\$300,000.00	\$1,689,826.79	\$1,116,970.38	\$5,193,087.12
	FAY (VA007000501)	\$686,000.00	\$764,840.50	\$764,840.50	\$764,840.50	\$270,000.00
	STONEWALL (VA007000503)	\$1,578,156.00	\$1,244,579.13	\$1,244,579.13	\$1,244,579.13	\$320,000.00
	HILLSIDE CT (VA007000004)	\$1,755,145.00	\$1,268,575.01	\$665,575.01	\$1,157,665.97	\$1,076,941.00
	WHITCOMB CT (VA007000006)	\$1,034,905.00	\$1,163,166.55	\$1,363,166.55	\$1,900,732.19	\$1,820,936.00
	CREIGHTON CT (VA007000005)	\$1,045,424.00	\$1,781,082.34	\$1,781,082.34	\$1,368,927.04	\$1,156,791.00
	FAIRFIELD CT (VA007000007)	\$862,492.00	\$1,548,967.32	\$1,548,967.32	\$1,452,717.28	\$1,779,328.00
	DOVE STREET PHASE I (VA007000017)	\$31,000.00				\$180,000.00

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PHA Number: VA007			<input type="checkbox"/> Original 5-Year Plan		<input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	BLACKWELL SENIOR COTTAGES (VA007000037)	\$30,000.00	\$371,000.00	\$371,000.00	\$266,000.00	\$160,000.00
	TOWNES AT RIVER SOUTH (VA007990000)	\$110,033.00				

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MOSBY CT (VA007000008)			\$2,131,018.00
ID0019	Fees & Costs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit - Conversion (1480))	Fees and Costs		\$439,968.00
ID1083	Fees and costs(Contract Administration (1480)-Other Fees and Costs)	Fees and costs		\$500,000.00
ID1102	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration for all development project and modernization work		\$207,139.00
ID1107	Operating Transfer (Operations (1406))	Operating Transfer for authority wide AMPS		\$414,278.00
ID1189	Relocation -(Contract Administration (1480)-Relocation)	Relocation related to the Section 18 Inventory Removal across the inventory		\$62,000.00
ID1195	Administrative Building Improvements(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 Interior (1480)-Administrative Building)	Repairs and Renovations to all Admin Building to be completed over a five year span.		\$90,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1200	Plumbing (Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines throughout the ACC units		\$61,000.00
ID1212	Boilers and HVAC (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace/Repair Boilers, Hot Water Heaters and HVAC throughout the ACC inventory		\$60,000.00
ID1220	Roofing (Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs agency wide for all AMPs		\$50,000.00
ID1226	Development Planning/Pre-Development (Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Funding for Site Planning/Development		\$38,300.00
ID1229	Site Acquisition(Contract Administration (1480)-Other Fees and Costs)	site Acquisition costs		\$208,333.00
	GILPIN COURT (VA007000001)			\$3,624,297.00
ID0054	Operating Transfer (Operations (1406))	Operating Transfer for authority wide AMPS		\$306,443.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0093	Plumbing (Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines throughout the ACC units		\$61,000.00
ID0125	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration for all development project and modernization work		\$353,221.00
ID0190	Fees and Cost(Contract Administration (1480)-Other Fees and Costs)	Fees and Cost		\$500,000.00
ID0315	Roofing (Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs agency wide for all AMPs		\$50,000.00
ID0324	Boilers and HVAC (Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	Replace/Repair Boilers, Hot Water Heaters and HVAC throughout the ACC inventory		\$60,000.00
ID0485	Administrative Building Improvements(Non-Dwelling Interior (1480)-Administrative Building,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)	Repairs and Renovations to all Admin Building to be completed over a five year span.		\$85,000.00
ID0531	Relocation -(Contract Administration (1480)-Relocation)	Relocation related to the Section 18 Inventory Removal across the inventory		\$562,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0914	Development Planning/Pre-Development (Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Funding for Site Planning/Development		\$538,300.00
ID1081	Repair Plumbing(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Upgrade or repair plumbing		\$500,000.00
ID1085	Site Acquisition(Contract Administration (1480)-Other Fees and Costs)	site Acquisition costs		\$208,333.00
ID1207	Operating Transfer (Operations (1406))	Operating Transfer for authority wide AMPS		\$400,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,427,359.00
ID0227	Management Improvement (Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Management Improvement Agency wide including IT, Operations, Finance including training and improving systems and process flows. All sites will benefit from the improvements.		\$1,427,359.00
	FAY (VA007000501)			\$686,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0369	Unit Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)	Unit modernization agency wide inventory as needed		\$150,000.00
ID0374	Site Improvements(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,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)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Agency Wide Site Improvements		\$200,000.00
ID1084	Stove and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace Stove and Refrigerators throughout the inventory		\$75,000.00
ID1086	Security Camera Upgrades(Non-Dwelling Interior (1480)-Security)	Upgrade or purchase new security Cameras		\$80,000.00
ID1203	Plumbing (Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines throughout the ACC units		\$61,000.00
ID1214	Boilers and HVAC (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Other)	Replace/Repair Boilers, Hot Water Heaters and HVAC throughout the ACC inventory		\$70,000.00
ID1221	Roofing (Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs agency wide for all AMPs		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STONEWALL (VA007000503)			\$1,578,156.00
ID0913	HAZMAT Abatement (Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold)	HAZMAT Abatement - mold/asbestos/lead paint		\$100,000.00
ID0939	Elevator Modernization (Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replacement/Repairs for Elevators		\$125,000.00
ID1188	Relocation -(Contract Administration (1480)-Relocation)	Relocation related to the Section 18 Inventory Removal across the inventory		\$62,000.00
ID1204	Plumbing (Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines throughout the ACC units		\$262,000.00

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Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1205	Unit Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)-Appliances,Dwelling Unit-Interior (1480)-Tubs and Showers)	Unit modernization agency wide inventory as needed		\$300,000.00
ID1206	Site Improvements(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,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)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Agency Wide Site Improvements		\$400,000.00
ID1208	Elevator Modernization (Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replacement/Repairs for Elevators		\$50,000.00
ID1215	Boilers and HVAC (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Other)	Replace/Repair Boilers, Hot Water Heaters and HVAC throughout the ACC inventory		\$70,000.00
ID1222	Roofing (Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs agency wide for all AMPs		\$50,000.00
ID1223	Stove and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace Stove and Refrigerators throughout the inventory		\$75,000.00
ID1225	Security Camera Upgrades(Non-Dwelling Interior (1480)-Security)	Upgrade or purchase new security Cameras		\$84,156.00

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Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HILLSIDE CT (VA007000004)			\$1,755,145.00
ID1080	Fees and costs(Contract Administration (1480)-Other Fees and Costs)	Fees and costs		\$50,000.00
ID1099	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration for all development project and modernization work		\$213,471.00
ID1104	Operating Transfer (Operations (1406))	Operating Transfer for authority wide AMPS		\$426,941.00
ID1186	Relocation -(Contract Administration (1480)-Relocation)	Relocation related to the Section 18 Inventory Removal across the inventory		\$62,000.00
ID1191	Administrative Building Improvements(Non-Dwelling Interior (1480)-Administrative Building,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)	Repairs and Renovations to all Admin Building to be completed over a five year span.		\$85,000.00
ID1196	Plumbing (Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines throughout the ACC units		\$61,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1213	Boilers and HVAC (Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	Replace/Repair Boilers, Hot Water Heaters and HVAC throughout the ACC inventory		\$60,000.00
ID1216	Roofing (Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs agency wide for all AMPs		\$50,000.00
ID1227	Development Planning/Pre-Development (Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Funding for Site Planning/Development		\$38,400.00
ID1228	Site Acquisition(Contract Administration (1480)-Other Fees and Costs)	site Acquisition costs		\$208,333.00
ID1230	Improve Lighting(Non-Dwelling Exterior (1480)-Lighting)	Improve site lighting		\$500,000.00
	WHITCOMB CT (VA007000006)			\$1,034,905.00
ID1082	Fees and costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1103	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration for all development project and modernization work		\$222,968.00
ID1108	Operating Transfer (Operations (1406))	Operating Transfer for authority wide AMPS		\$445,937.00
ID1190	Relocation -(Contract Administration (1480)-Relocation)	Relocation related to the Section 18 Inventory Removal across the inventory		\$60,000.00
ID1193	Administrative Building Improvements(Non-Dwelling Interior (1480)-Administrative Building,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)	Repairs and Renovations to all Admin Building to be completed over a five year span.		\$85,000.00
ID1198	Plumbing (Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines throughout the ACC units		\$61,000.00
ID1210	Boilers and HVAC (Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Other)	Replace/Repair Boilers, Hot Water Heaters and HVAC throughout the ACC inventory		\$60,000.00
ID1218	Roofing (Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs agency wide for all AMPs		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CREIGHTON CT (VA007000005)			\$1,045,424.00
ID1100	Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	Administration for all development project and modernization work		\$228,396.00
ID1105	Operating Transfer (Operations (1406))	Operating Transfer for authority wide AMPS		\$456,791.00
ID1187	Relocation -(Contract Administration (1480)-Relocation)	Relocation related to the Section 18 Inventory Removal across the inventory		\$62,000.00
ID1192	Administrative Building Improvements(Non-Dwelling Interior (1480)-Administrative Building,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)	Repairs and Renovations to all Admin Building to be completed over a five year span.		\$85,000.00
ID1197	Plumbing (Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines throughout the ACC units		\$61,000.00
ID1211	Boilers and HVAC (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Other)	Replace/Repair Boilers, Hot Water Heaters and HVAC throughout the ACC inventory		\$60,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1217	Roofing (Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs agency wide for all AMPs		\$50,000.00
ID1231	Fees and costs(Contract Administration (1480)-Other Fees and Costs)	Fees and costs		\$42,237.00
	FAIRFIELD CT (VA007000007)			\$862,492.00
ID1101	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration for all development project and modernization work		\$202,164.00
ID1106	Operating Transfer (Operations (1406))	Operating Transfer for authority wide AMPS		\$404,328.00
ID1194	Administrative Building Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Site Work (1480)-Lighting)	Repairs and Renovations to all Admin Building to be completed over a five year span.		\$85,000.00
ID1199	Plumbing (Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines throughout the ACC units		\$61,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1209	Boilers and HVAC (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Other)	Replace/Repair Boilers, Hot Water Heaters and HVAC throughout the ACC inventory		\$60,000.00
ID1219	Roofing (Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Canopies)	Roofing Replacement/Repairs agency wide for all AMPs		\$50,000.00
	DOVE STREET PHASE I (VA007000017)			\$31,000.00
ID1201	Plumbing (Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines throughout the ACC units		\$31,000.00
	BLACKWELL SENIOR COTTAGES (VA007000037)			\$30,000.00
ID1202	Plumbing (Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines throughout the ACC units		\$30,000.00
	TOWNES AT RIVER SOUTH (VA007990000)			\$110,033.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$300,000.00
ID0014	GAP Financing(RAD (1503))	Placeholder for (RAD/Redevelopment)		\$300,000.00
	GILPIN COURT (VA007000001)			\$4,019,649.59
ID0020	Planned Asset Removal(Dwelling Unit - Demolition (1480))	Planned demolition of asset		\$986,826.79
ID0055	Operating Transfer - Gilpin(Operations (1406))	Operating Transfer		\$358,632.05
ID0060	Management Improvement - Gilpin(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$4,240.50
ID0065	Administration - Gilpin(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$190,174.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0070	Administrative Building Repairs(Non-Dwelling Interior (1480)-Administrative Building,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 Painting,Non-Dwelling Interior (1480)-Other)	Repairs and Renovations to Administrative Building		\$100,000.00
ID0075	Audit Costs - Gilpin(Contract Administration (1480)-Audit)	Audit Costs		\$5,140.00
ID0089	Planning and Development - Gilpin(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Funding for Site Planning/Development		\$95,000.00
ID0094	Plumbing - Gilpin(Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing)	Replace/Repair sanitary and water drain lines		\$715,060.48
ID0438	Vacancy Turns/Modernization - Gilpin(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Funding for major vacancy turns that require extraordinary maintenance and structural repairs (estimating 10 units at \$10,250/unit)		\$50,000.00
ID0476	Flooring - Gilpin(Dwelling Unit-Interior (1480)-Flooring (non routine))	Retile units in the AMP		\$50,227.27
ID0481	Windows - Gilpin(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows)	Replace windows with energy efficient windows and frames		\$150,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0486	Administrative Building Mechanical Improvements(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other)	Repairs and Renovations to Gilpin Admin Building for HVAC/ventilation upgrades. To be completed over a five year span.		\$400,000.00
ID0490	Administrative Building Repairs(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,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 Painting)	Repairs and Renovations to Administrative Building		\$423,340.00
ID0498	Relocation - Gilpin(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Structure Improvements		\$50,000.00
ID0502	Doors - Gilpin(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Installing/Replacing Interior and Exterior Doors		\$41,008.50
ID1002	Gilpin Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Failures of major plumbing and HVAC equipment		\$400,000.00
	HILLSIDE CT (VA007000004)			\$1,268,575.01
ID0116	Operating Transfer - Hillside(Operations (1406))	Operating Transfer		\$202,392.39

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0121	Management Improvement - Hillside(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$2,182.62
ID0126	Administration - Hillside(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$97,887.00
ID0131	Audit Costs - Hillside(Contract Administration (1480)-Audit)	Audit Costs		\$2,645.00
ID0155	Bathroom Repairs - Hillside(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)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub, Shower, and other repairs in the bathroom		\$50,000.00
ID0156	Planned Asset Removal(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting,Dwelling Unit - Demolition (1480))	Planned demolition activity		\$603,000.00
ID0439	Vacancy Turns/Modernization - Hillside(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Funding for major vacancy turns that require extraordinary maintenance and structural repairs (estimating 10 units at \$10,250/unit)		\$50,000.00
ID0459	Kitchen Counters/Cabinets - Hillside(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,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)	Repair/replace kitchen cabinets and counters in approximately 14 units		\$20,468.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0516	Plumbing - Hillside(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines		\$40,000.00
ID1003	Hillside Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-	Failures of major plumbing and HVAC equipment		\$200,000.00
	CREIGHTON CT (VA007000005)			\$1,781,082.34
ID0171	Operating Transfer - Creighton(Operations (1406))	Operating Transfer		\$216,304.98
ID0176	Management Improvement - Creighton(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$2,736.36
ID0181	Administration - Creighton(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$122,724.00
ID0186	Audit Costs - Creighton(Contract Administration (1480)-Audit)	Audit Costs		\$3,317.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0191	Planned Inventory Removal/Section 18(Dwelling Unit - Demolition (1480))	Planned Inventory Removal/Section 18		\$500,000.00
ID0204	Boilers and HVAC - Creighton(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Other)	Replace/Repair Boilers and HVAC		\$100,000.00
ID0209	Plumbing - Creighton(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines		\$36,000.00
ID0435	Vacancy Turns/Modernization - Creighton(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Funding for major vacancy turns that require extraordinary maintenance and structural repairs (estimating 49 units at \$10,250/unit)		\$500,000.00
ID0532	Relocation - Creighton(Contract Administration (1480)-Relocation)	Relocation related to the Section 18 Inventory Removal		\$100,000.00
ID0982	Creighton Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-	Failures of major plumbing and HVAC equipment		\$200,000.00
	WHITCOMB CT (VA007000006)			\$1,163,166.55

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0223	Operating Transfer - Whitcomb(Operations (1406))	Operating Transfer		\$200,000.27
ID0228	Management Improvement - Whitcomb(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Management Improvement		\$2,426.82
ID0233	Administration - Whitcomb(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$108,845.00
ID0238	Audit Costs - Whitcomb(Contract Administration (1480)-Audit)	Audit Costs		\$2,942.00
ID0242	Painting - Whitcomb(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Paint and Caulking)	Lead Paint Abatement and Other Paint related Projects		\$35,200.00
ID0272	Electrical Infrastructure - Whitcomb(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Electrical infrastructure repairs		\$135,332.00
ID0436	Vacancy Turns/Modernization - Whitcomb(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Funding for major vacancy turns that require extraordinary maintenance and structural repairs (estimating 10 units at \$10,250/unit)		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0551	Doors - Whitcomb(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Installing/Replacing Interior and Exterior Doors		\$82,056.82
ID0555	Interior Lighting - Whitcomb(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Shop)	Rewire and replace interior light fixtures		\$177,954.55
ID0559	Tub and Tile Replacement - Whitcomb(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Tub and Tile Replacement in units		\$168,068.18
ID0563	Windows - Whitcomb(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows)	Replace windows with energy efficient windows and frames		\$150,340.91
ID0567	Relocation - Whitcomb(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Structure Improvements		\$50,000.00
	FAIRFIELD CT (VA007000007)			\$1,548,967.32
ID0293	Operating Transfer - Fairfield(Operations (1406))	Operating Transfer		\$225,214.50

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0298	Management Improvement - Fairfield(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$2,426.82
ID0303	Administration - Fairfield(Administration (1410)-Sundry,Administration (1410)-Other,Administration (1410)-Salaries)	Administration		\$108,845.00
ID0308	Audit Costs - Fairfield(Contract Administration (1480)-Audit)	Audit Costs		\$2,942.00
ID0316	Roofing - Fairfield(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs		\$25,000.00
ID0325	Boilers and HVAC - Fairfield(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Other)	Replace/Repair Boilers and HVAC		\$125,000.00
ID0330	Replace Underground Heat Lines - Fairfield(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other)	To repair/replace existing leaking underground heat lines		\$150,000.00
ID0437	Vacancy Turns/Modernization - Fairfield(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Funding for major vacancy turns that require extraordinary maintenance and structural repairs (estimating 10 units at \$10,250/unit)		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0458	Kitchen Counters/Cabinets - Fairfield(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,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)	Repair/replace kitchen cabinets and counters in approximately 120 units		\$246,639.00
ID0583	Doors - Fairfield(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Installing/Replacing Interior and Exterior Doors		\$312,900.00
ID0591	Plumbing - Fairfield(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Interior (1480)-Plumbing)	Replace/Repair sanitary and water drain lines		\$100,000.00
ID0983	Fairfield Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-	Failures of major plumbing and HVAC equipment		\$200,000.00
	MOSBY CT (VA007000008)			\$2,090,893.68
ID0346	Operating Transfer - Mosby(Operations (1406))	Operating Transfer		\$208,955.80
ID0351	Management Improvement - Mosby(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Management Improvement		\$2,486.88

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0356	Administration - Mosby(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$111,525.00
ID0361	Audit Costs - Mosby(Contract Administration (1480)-Audit)	Audit Costs		\$3,014.00
ID0370	Roofing - Mosby(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs		\$237,600.00
ID0375	Replace Hot Water Heaters - Mosby(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Replace hot water heaters		\$151,800.00
ID0380	Electrical Infrastructure - Mosby(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Electrical infrastructure repairs		\$255,200.00
ID0385	Foundation Repairs - Mosby(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other)	Foundation and structural repairs due to settlement		\$75,000.00
ID0390	Plumbing - Mosby(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines		\$331,200.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0440	Vacancy Turns/Modernization - Mosby(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Funding for major vacancy turns that require extraordinary maintenance and structural repairs (estimating 10 units at \$10,250/unit)		\$50,000.00
ID0456	Kitchen Counters/Cabinets - Mosby(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,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)	Repair/replace kitchen cabinets and counters in approximately 16 units		\$23,392.00
ID0611	Tub and Tile Replacement - Mosby(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub and Tile Replacement in units		\$274,800.00
ID0615	Windows - Mosby(Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Paint and Caulking)	Replace windows with energy efficient windows and frames		\$157,920.00
ID0620	Doors - Mosby(Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Exterior (1480)-Exterior Doors)	Installing/Replacing Interior and Exterior Doors		\$8,000.00
ID1004	Mosby Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Failures of major plumbing and HVAC equipment		\$200,000.00
	BLACKWELL SENIOR COTTAGES (VA007000037)			\$371,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0967	Management Improvement - Sr. Cottages(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$10,000.00
ID0968	Audit Costs - Sr. Cottages(Contract Administration (1480)-Audit)	Audit Costs		\$5,000.00
ID0969	HAZMAT Abatement - Sr. Cottages(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-	HAZMAT Abatement - mold/asbestos/lead paint		\$50,000.00
ID0970	Renovation/Relocation - Sr. Cottages(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$5,000.00
ID0971	Development Planning/Pre-Development - Sr. Cottages(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Funding for Site Planning/Development		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0972	Renovation/Relocation - Sr. Cottages(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$5,000.00
ID0973	Development Relocation - Sr. Cottages(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$5,000.00
ID0974	Plumbing Modernization - Sr. Cottages(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Interior (1480)-Plumbing)	Replace/Repair sanitary and water drain lines		\$50,000.00
ID0975	Interior Unit Renovations(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,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical)	Interior unit and building renovations		\$10,000.00
ID0976	Roof Replacements - Sr. Cottages(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs		\$50,000.00
ID0977	Site Improvements - Sr. Cottages(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Includes sidewalks and major landscaping		\$1,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0978	Exterior Improvements - Sr. Cottages(Dwelling Unit-Exterior (1480)-Building Slab,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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$10,000.00
ID0979	HVAC Equipment Modernization and Replacement - Sr. Cottages(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other)	Replace/Repair HVAC Equipment		\$5,000.00
ID0980	Dwelling Equipment - Sr. Cottages(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$10,000.00
ID0981	Sr. Cottages Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-FAY (VA007000501)	Failures of major plumbing and HVAC equipment		\$150,000.00
				\$764,840.50
ID0984	Operating Transfer - Fay(Operations (1406))	Operating Transfer		\$64,840.50

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0985	Management Improvement - Fay(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$10,000.00
ID0986	Audit Costs - Fay(Contract Administration (1480)-Audit)	Audit Costs		\$5,000.00
ID0987	HAZMAT Abatement - Fay(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-	HAZMAT Abatement - mold/asbestos/lead paint		\$50,000.00
ID0988	Development Planning/Pre-Development - Fay(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Funding for Site Planning/Development		\$5,000.00
ID0989	Renovation/Relocation - Fay(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2		2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0990	Development Relocation - Fay(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$10,000.00
ID0991	Plumbing Modernization - Fay(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines		\$100,000.00
ID0992	Interior Unit Renovations(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)-Call-for-Aid Systems,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,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Interior unit and building renovations		\$50,000.00
ID0993	Roof Replacements - Fay(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs		\$50,000.00
ID0994	Site Improvements - Fay(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Includes sidewalks and major landscaping		\$25,000.00
ID0995	Exterior Improvements - Fay(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Landings and Railings,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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$25,000.00

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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
	Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)			
ID0996	HVAC Equipment Modernization and Replacement - Fay(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other)	Replace/Repair HVAC Equipment		\$25,000.00
ID0997	Dwelling Equipment - Fay(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$10,000.00
ID0998	Fay Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Failures of major plumbing and HVAC equipment		\$100,000.00
ID0999	Elevator Modernization - Fay(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replacement/Repairs for Elevator		\$100,000.00
ID1000	Security Improvements(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Site Work (1480)-Signage)	Access control, entryway improvements, cameras, and other security-related modernizations		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1001	Non-Dwelling Equipment - Fay(Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Family Investment Center,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Furniture and Fixtures for community rooms		\$25,000.00
	STONEWALL (VA007000503)			\$1,244,579.13
ID1005	Operating Transfer - Stonewall(Operations (1406))	Operating Transfer		\$544,579.13
ID1006	Management Improvement - Stonewall(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Management Improvement		\$10,000.00
ID1007	Audit Costs - Stonewall(Contract Administration (1480)-Audit)	Audit Costs		\$5,000.00
ID1008	HAZMAT Abatement - Stonewall(Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard	HAZMAT Abatement - mold/asbestos/lead paint		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s)			
ID1009	Development Planning/Pre-Development - Stonewall(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Funding for Site Planning/Development		\$5,000.00
ID1010	Renovation/Relocation - Stonewall(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$10,000.00
ID1011	Development Relocation - Stonewall(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$10,000.00
ID1012	Plumbing Modernization - Stonewall(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines		\$100,000.00
ID1013	Interior Unit Renovations(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Interior (1480)-Other,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)-Call-for-Aid Systems,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)	Interior unit and building renovations		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1014	Roof Replacements - Stonewall(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Canopies)	Roofing Replacement/Repairs		\$50,000.00
ID1015	Site Improvements - Stonewall(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Includes sidewalks and major landscaping		\$25,000.00
ID1016	Exterior Improvements - Stonewall(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Exterior (1480)-Building Slab,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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows)	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$25,000.00
ID1017	HVAC Equipment Modernization and Replacement - Stonewall(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Replace/Repair HVAC Equipment		\$25,000.00
ID1018	Dwelling Equipment - Stonewall(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$10,000.00
ID1019	Stonewall Plumbing/HVAC(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Flooring (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)-Sewer	Failures of major plumbing and HVAC equipment		\$100,000.00

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
Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)				
ID1020	Elevator Modernization - Stonewall(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replacement/Repairs for Elevator		\$100,000.00
ID1021	Security Improvements(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Site Work (1480)-Signage)	Access control, entryway improvements, cameras, and other security-related modernizations		\$100,000.00
ID1022	Non-Dwelling Equipment - Stonewall(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Family Investment Center,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Furniture and Fixtures for community rooms		\$25,000.00
	Subtotal of Estimated Cost			\$14,552,754.12

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,689,826.79
ID0466	Contingency(Contract Administration (1480)-Contingency)	Contingency on Projects		\$500,000.00
ID0467	GAP Financing(RAD (1503))	Placeholder for (RAD/Redevelopment)		\$300,000.00
ID0468	Agency-Wide Fees & Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$889,826.79
	GILPIN COURT (VA007000001)			\$3,032,822.80
ID0477	Flooring - Gilpin(Dwelling Unit-Interior (1480)-Flooring (non routine))	Retile units in the AMP		\$50,227.27
ID0482	Windows - Gilpin(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows)	Replace windows with energy efficient windows and frames		\$150,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0487	Administrative Building Mechanical Improvements(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other)	Repairs and Renovations to Gilpin Admin Building for HVAC/ventilation upgrades. To be completed over a five year span.		\$400,000.00
ID0491	Administrative Building Repairs(Non-Dwelling Interior (1480)-Administrative Building,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 Painting,Non-Dwelling Interior (1480)-Other)	Repairs and Renovations to Administrative Building		\$423,340.00
ID0495	Planning and Development - Gilpin(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Funding for Site Planning/Development		\$95,000.00
ID0499	Relocation - Gilpin(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Structure Improvements		\$50,000.00
ID0503	Doors - Gilpin(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Installing/Replacing Interior and Exterior Doors		\$41,008.50
ID0504	Operating Transfer - Gilpin(Operations (1406))	Operating Transfer		\$358,632.05
ID0505	Management Improvement - Gilpin(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Management Improvement		\$4,240.50

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0506	Administration - Gilpin(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$190,174.00
ID0507	Administrative Building Repairs(Non-Dwelling Interior (1480)-Administrative Building,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 Painting,Non-Dwelling Interior (1480)-Other)	Repairs and Renovations to Administrative Building		\$100,000.00
ID0508	Audit Costs - Gilpin(Contract Administration (1480)-Audit)	Audit Costs		\$5,140.00
ID0509	Plumbing - Gilpin(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Non-Dwelling Interior (1480)-Plumbing)	Replace/Repair sanitary and water drain lines		\$715,060.48
ID0510	Vacancy Turns/Modernization - Gilpin(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Funding for major vacancy turns that require extraordinary maintenance and structural repairs (estimating 10 units at \$10,250/unit)		\$50,000.00
ID1058	Gilpin Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Failures of major plumbing and HVAC equipment		\$400,000.00
	HILLSIDE CT (VA007000004)			\$665,575.01

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0517	Plumbing - Hillside(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines		\$40,000.00
ID0519	Operating Transfer - Hillside(Operations (1406))	Operating Transfer		\$202,392.39
ID0520	Management Improvement - Hillside(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$2,182.62
ID0521	Administration - Hillside(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration		\$97,887.00
ID0522	Audit Costs - Hillside(Contract Administration (1480)-Audit)	Audit Costs		\$2,645.00
ID0523	Bathroom Repairs - Hillside(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub, Shower, and other repairs in the bathroom		\$50,000.00
ID0524	Kitchen Counters/Cabinets - Hillside(Dwelling Unit-Interior (1480)-Electrical,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)-Appliances)	Repair/replace kitchen cabinets and counters in approximately 14 units		\$20,468.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0525	Vacancy Turns/Modernization - Hillside(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Funding for major vacancy turns that require extraordinary maintenance and structural repairs (estimating 10 units at \$10,250/unit)		\$50,000.00
ID1059	Hillside Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-	Failures of major plumbing and HVAC equipment		\$200,000.00
	CREIGHTON CT (VA007000005)			\$1,781,082.34
ID0533	Relocation - Creighton(Contract Administration (1480)-Relocation)	Relocation related to the Section 18 Inventory Removal		\$100,000.00
ID0534	Operating Transfer - Creighton(Operations (1406))	Operating Transfer		\$216,304.98
ID0535	Management Improvement - Creighton(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$2,736.36
ID0536	Administration - Creighton(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$122,724.00

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2025		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0537	Audit Costs - Creighton(Contract Administration (1480)-Audit)	Audit Costs			\$3,317.00
ID0538	Planned Inventory Removal/Section 18(Dwelling Unit - Demolition (1480))	Planned Inventory Removal/Section 18			\$500,000.00
ID0539	Boilers and HVAC - Creighton(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Replace/Repair Boilers and HVAC			\$100,000.00
ID0540	Plumbing - Creighton(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines			\$36,000.00
ID0541	Vacancy Turns/Modernization - Creighton(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	Funding for major vacancy turns that require extraordinary maintenance and structural repairs (estimating 49 units at \$10,250/unit)			\$500,000.00
ID1038	Creighton Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-WHITCOMB CT (VA007000006)	Failures of major plumbing and HVAC equipment			\$200,000.00
					\$1,363,166.55

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0552	Doors - Whitcomb(Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Exterior (1480)-Exterior Doors)	Installing/Replacing Interior and Exterior Doors		\$82,056.82
ID0556	Interior Lighting - Whitcomb(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Shop)	Rewire and replace interior light fixtures		\$177,954.55
ID0560	Tub and Tile Replacement - Whitcomb(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub and Tile Replacement in units		\$168,068.18
ID0564	Windows - Whitcomb(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows)	Replace windows with energy efficient windows and frames		\$150,340.91
ID0568	Relocation - Whitcomb(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Structure Improvements		\$50,000.00
ID0569	Operating Transfer - Whitcomb(Operations (1406))	Operating Transfer		\$200,000.27
ID0570	Management Improvement - Whitcomb(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training)	Management Improvement		\$2,426.82

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0571	Administration - Whitcomb(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$108,845.00
ID0572	Audit Costs - Whitcomb(Contract Administration (1480)-Audit)	Audit Costs		\$2,942.00
ID0573	Painting - Whitcomb(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Paint and Caulking)	Lead Paint Abatement and Other Paint related Projects		\$35,200.00
ID0574	Electrical Infrastructure - Whitcomb(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Electrical infrastructure repairs		\$135,332.00
ID0575	Vacancy Turns/Modernization - Whitcomb(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Funding for major vacancy turns that require extraordinary maintenance and structural repairs (estimating 10 units at \$10,250/unit)		\$50,000.00
ID1079	Whitcomb Plumbing/HVAC(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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,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)-Flooring (non cyclical)	Failures of major plumbing and HVAC equipment		\$200,000.00
	FAIRFIELD CT (VA007000007)			\$1,548,967.32

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0584	Doors - Fairfield(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Installing/Replacing Interior and Exterior Doors		\$312,900.00
ID0592	Plumbing - Fairfield(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines		\$100,000.00
ID0596	Replace Underground Heat Lines - Fairfield(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	To repair/replace existing leaking underground heat lines		\$150,000.00
ID0597	Operating Transfer - Fairfield(Operations (1406))	Operating Transfer		\$225,214.50
ID0598	Management Improvement - Fairfield(Management Improvement (1408)-Staff Training,Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Management Improvement		\$2,426.82
ID0599	Administration - Fairfield(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration		\$108,845.00
ID0600	Audit Costs - Fairfield(Contract Administration (1480)-Audit)	Audit Costs		\$2,942.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0601	Kitchen Counters/Cabinets - Fairfield(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,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)	Repair/replace kitchen cabinets and counters in approximately 120 units		\$246,639.00
ID0602	Roofing - Fairfield(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs		\$25,000.00
ID0603	Boilers and HVAC - Fairfield(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Other)	Replace/Repair Boilers and HVAC		\$125,000.00
ID0604	Vacancy Turns/Modernization - Fairfield(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Exterior (1480)-Foundations)	Funding for major vacancy turns that require extraordinary maintenance and structural repairs (estimating 10 units at \$10,250/unit)		\$50,000.00
ID1039	Fairfield Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-MOSBY CT (VA007000008)	Failures of major plumbing and HVAC equipment		\$200,000.00
				\$2,090,893.68
ID0612	Tub and Tile Replacement - Mosby(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub and Tile Replacement in units		\$274,800.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0616	Windows - Mosby(Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Paint and Caulking)	Replace windows with energy efficient windows and frames		\$157,920.00
ID0621	Doors - Mosby(Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Exterior (1480)-Exterior Doors)	Installing/Replacing Interior and Exterior Doors		\$8,000.00
ID0622	Operating Transfer - Mosby(Operations (1406))	Operating Transfer		\$208,955.80
ID0623	Management Improvement - Mosby(Management Improvement (1408)-Staff Training,Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Management Improvement		\$2,486.88
ID0624	Administration - Mosby(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration		\$111,525.00
ID0625	Audit Costs - Mosby(Contract Administration (1480)-Audit)	Audit Costs		\$3,014.00
ID0626	Kitchen Counters/Cabinets - Mosby(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Appliances,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)	Repair/replace kitchen cabinets and counters in approximately 16 units		\$23,392.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0627	Roofing - Mosby(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Canopies)	Roofing Replacement/Repairs		\$237,600.00
ID0628	Replace Hot Water Heaters - Mosby(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Replace hot water heaters		\$151,800.00
ID0629	Electrical Infrastructure - Mosby(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Electrical infrastructure repairs		\$255,200.00
ID0630	Foundation Repairs - Mosby(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Foundations)	Foundation and structural repairs due to settlement		\$75,000.00
ID0631	Plumbing - Mosby(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines		\$331,200.00
ID0632	Vacancy Turns/Modernization - Mosby(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Exterior (1480)-Foundations)	Funding for major vacancy turns that require extraordinary maintenance and structural repairs (estimating 10 units at \$10,250/unit)		\$50,000.00
ID1060	Mosby Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Failures of major plumbing and HVAC equipment		\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BLACKWELL SENIOR COTTAGES (VA007000037)			\$371,000.00
ID1023	Management Improvement - Sr. Cottages(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$10,000.00
ID1024	Audit Costs - Sr. Cottages(Contract Administration (1480)-Audit)	Audit Costs		\$5,000.00
ID1025	HAZMAT Abatement - Sr. Cottages(Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Relocation-Mold)	HAZMAT Abatement - mold/asbestos/lead paint		\$50,000.00
ID1026	Renovation/Relocation - Sr. Cottages(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1027	Development Planning/Pre-Development - Sr. Cottages(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Funding for Site Planning/Development		\$5,000.00
ID1028	Renovation/Relocation - Sr. Cottages(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$5,000.00
ID1029	Development Relocation - Sr. Cottages(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$5,000.00
ID1030	Plumbing Modernization - Sr. Cottages(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines		\$50,000.00
ID1031	Interior Unit Renovations(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)-Call-for-Aid Systems,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,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Interior unit and building renovations		\$10,000.00
ID1032	Roof Replacements - Sr. Cottages(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Canopies)	Roofing Replacement/Repairs		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1033	Site Improvements - Sr. Cottages(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Includes sidewalks and major landscaping		\$1,000.00
ID1034	Exterior Improvements - Sr. Cottages(Dwelling Unit-Exterior (1480)-Building Slab,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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$10,000.00
ID1035	HVAC Equipment Modernization and Replacement - Sr. Cottages(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Replace/Repair HVAC Equipment		\$5,000.00
ID1036	Dwelling Equipment - Sr. Cottages(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$10,000.00
ID1037	Sr. Cottages Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-	Failures of major plumbing and HVAC equipment		\$150,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2025		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	FAY (VA007000501)				\$764,840.50
ID1040	Operating Transfer - Fay(Operations (1406))	Operating Transfer			\$64,840.50
ID1041	Management Improvement - Fay(Management Improvement (1408)-Staff Training,Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Management Improvement			\$10,000.00
ID1042	Audit Costs - Fay(Contract Administration (1480)-Audit)	Audit Costs			\$5,000.00
ID1043	HAZMAT Abatement - Fay(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-	HAZMAT Abatement - mold/asbestos/lead paint			\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1044	Development Planning/Pre-Development - Fay(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Funding for Site Planning/Development		\$5,000.00
ID1045	Renovation/Relocation - Fay(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$10,000.00
ID1046	Development Relocation - Fay(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$10,000.00
ID1047	Plumbing Modernization - Fay(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines		\$100,000.00
ID1048	Interior Unit Renovations(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)-Call-for-Aid Systems,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,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Interior unit and building renovations		\$50,000.00
ID1049	Roof Replacements - Fay(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1050	Site Improvements - Fay(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Includes sidewalks and major landscaping		\$25,000.00
ID1051	Exterior Improvements - Fay(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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Exterior (1480)-Building Slab)	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$25,000.00
ID1052	HVAC Equipment Modernization and Replacement - Fay(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other)	Replace/Repair HVAC Equipment		\$25,000.00
ID1053	Dwelling Equipment - Fay(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$10,000.00
ID1054	Fay Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Failures of major plumbing and HVAC equipment		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1055	Elevator Modernization - Fay(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replacement/Repairs for Elevator		\$100,000.00
ID1056	Security Improvements(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Site Work (1480)-Signage)	Access control, entryway improvements, cameras, and other security-related modernizations		\$100,000.00
ID1057	Non-Dwelling Equipment - Fay(Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Family Investment Center,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Furniture and Fixtures for community rooms		\$25,000.00
	STONEWALL (VA007000503)			\$1,244,579.13
ID1061	Operating Transfer - Stonewall(Operations (1406))	Operating Transfer		\$544,579.13
ID1062	Management Improvement - Stonewall(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1063	Audit Costs - Stonewall(Contract Administration (1480)-Audit)	Audit Costs		\$5,000.00
ID1064	HAZMAT Abatement - Stonewall(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-	HAZMAT Abatement - mold/asbestos/lead paint		\$50,000.00
ID1065	Development Planning/Pre-Development - Stonewall(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Funding for Site Planning/Development		\$5,000.00
ID1066	Renovation/Relocation - Stonewall(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$10,000.00
ID1067	Development Relocation - Stonewall(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1068	Plumbing Modernization - Stonewall(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines		\$100,000.00
ID1069	Interior Unit Renovations(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)-Call-for-Aid Systems,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,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Interior unit and building renovations		\$50,000.00
ID1070	Roof Replacements - Stonewall(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs		\$50,000.00
ID1071	Site Improvements - Stonewall(Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking)	Includes sidewalks and major landscaping		\$25,000.00
ID1072	Exterior Improvements - Stonewall(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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1073	HVAC Equipment Modernization and Replacement - Stonewall(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other)	Replace/Repair HVAC Equipment		\$25,000.00
ID1074	Dwelling Equipment - Stonewall(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$10,000.00
ID1075	Stonewall Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-	Failures of major plumbing and HVAC equipment		\$100,000.00
ID1076	Elevator Modernization - Stonewall(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Replacement/Repairs for Elevator		\$100,000.00
ID1077	Security Improvements(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Site Work (1480)-Signage)	Access control, entryway improvements, cameras, and other security-related modernizations		\$100,000.00
ID1078	Non-Dwelling Equipment - Stonewall(Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Family Investment Center,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Furniture and Fixtures for community rooms		\$25,000.00

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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 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$14,552,754.12

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,116,970.38
ID0756	Agency-Wide Fees & Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$916,970.38
ID0875	Agency-Wide Hazardous Material Testing(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and	Fees and Costs		\$200,000.00
	BLACKWELL SENIOR COTTAGES (VA007000037)			\$266,000.00
ID0757	Management Improvement - Sr. Cottages(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0758	Audit Costs - Sr. Cottages(Contract Administration (1480)-Audit)	Audit Costs		\$5,000.00
ID0759	HAZMAT Abatement - Sr. Cottages(Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s))	HAZMAT Abatement - mold/asbestos/lead paint		\$50,000.00
ID0760	Development Planning/Pre-Development - Sr. Cottages(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Funding for Site Planning/Development		\$5,000.00
ID0761	Renovation/Relocation - Sr. Cottages(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$5,000.00
ID0762	Development Relocation - Sr. Cottages(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0763	Plumbing Modernization - Sr. Cottages(Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing)	Replace/Repair sanitary and water drain lines		\$50,000.00
ID0764	Interior Unit Renovations(Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,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)-Call-for-Aid Systems,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)	Interior unit and building renovations		\$10,000.00
ID0765	Roof Replacements - Sr. Cottages(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs		\$50,000.00
ID0766	Site Improvements - Sr. Cottages(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Exterior (1480)-Building Slab)	Includes sidewalks and major landscaping		\$1,000.00
ID0767	Exterior Improvements - Sr. Cottages(Dwelling Unit-Exterior (1480)-Building Slab,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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0768	HVAC Equipment Modernization and Replacement - Sr. Cottages(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other)	Replace/Repair HVAC Equipment		\$5,000.00
ID0769	Dwelling Equipment - Sr. Cottages(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$10,000.00
ID0770	Sr. Cottages Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-	Failures of major plumbing and HVAC equipment		\$50,000.00
	CREIGHTON CT (VA007000005)			\$1,368,927.04
ID0771	Operating Transfer - Creighton(Operations (1406))	Operating Transfer		\$410,630.44
ID0772	Management Improvement - Creighton(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Management Improvement		\$10,000.00
ID0773	Administration - Creighton(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$228,296.60

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0774	Audit Costs - Creighton(Contract Administration (1480)-Audit)	Audit Costs		\$5,000.00
ID0775	HAZMAT Abatement - Creighton(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-	HAZMAT Abatement - mold/asbestos/lead paint		\$50,000.00
ID0776	Development Planning/Pre-Development - Creighton(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Funding for Site Planning/Development		\$5,000.00
ID0777	Renovation/Relocation - Creighton(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$10,000.00
ID0778	Development Relocation - Creighton(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0779	Plumbing Modernization - Creighton(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines		\$100,000.00
ID0780	Roof Replacements - Creighton(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Canopies)	Roofing Replacement/Repairs		\$125,000.00
ID0781	Site Improvements - Creighton(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Includes sidewalks and major landscaping		\$50,000.00
ID0782	Management Office Renovations(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 Painting,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building)	Repairs and Renovations to Administrative Building		\$30,000.00
ID0783	Exterior Improvements - Creighton(Dwelling Unit-Exterior (1480)-Building Slab,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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0784	HVAC Equipment Modernization and Replacement - Creighton(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Replace/Repair HVAC Equipment		\$50,000.00
ID0785	Dwelling Equipment - Creighton(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$10,000.00
ID0786	Site Acquisition - Creighton(Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Day Care Center,Non-Dwelling Construction-New Construction (1480)-Family Investment Center,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,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)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction-New Construction (1480)-Administrative Building)	Site Acquisition		\$50,000.00
ID0787	Creighton Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-	Failures of major plumbing and HVAC equipment		\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FAIRFIELD CT (VA007000007)			\$1,452,717.28
ID0788	Operating Transfer - Fairfield(Operations (1406))	Operating Transfer		\$310,640.92
ID0789	Management Improvement - Fairfield(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$10,000.00
ID0790	Administration - Fairfield(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$202,076.36
ID0791	Audit Costs - Fairfield(Contract Administration (1480)-Audit)	Audit Costs		\$5,000.00
ID0792	HAZMAT Abatement - Fairfield(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-	HAZMAT Abatement - mold/asbestos/lead paint		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold			
ID0793	Development Planning/Pre-Development - Fairfield(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Funding for Site Planning/Development		\$5,000.00
ID0794	Renovation/Relocation - Fairfield(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$10,000.00
ID0795	Development Relocation - Fairfield(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$10,000.00
ID0796	Plumbing Modernization - Fairfield(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Interior (1480)-Plumbing)	Replace/Repair sanitary and water drain lines		\$250,000.00
ID0797	Roof Replacements - Fairfield(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs		\$125,000.00
ID0798	Site Improvements - Fairfield(Dwelling Unit-Site Work (1480)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site	Includes sidewalks and major landscaping		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)			
ID0799	Management Office Renovations(Non-Dwelling Interior (1480)-Administrative Building,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 Painting,Non-Dwelling Interior (1480)-Other)	Repairs and Renovations to Administrative Building		\$50,000.00
ID0800	Exterior Improvements - Fairfield(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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$100,000.00
ID0801	HVAC Equipment Modernization and Replacement - Fairfield(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other)	Replace/Repair HVAC Equipment		\$50,000.00
ID0802	Dwelling Equipment - Fairfield(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$25,000.00
ID0803	Fairfield Plumbing/HVAC(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-	Failures of major plumbing and HVAC equipment		\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FAY (VA007000501)			\$764,840.50
ID0804	Operating Transfer - Fay(Operations (1406))	Operating Transfer		\$64,840.50
ID0805	Management Improvement - Fay(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$10,000.00
ID0806	Audit Costs - Fay(Contract Administration (1480)-Audit)	Audit Costs		\$5,000.00
ID0807	HAZMAT Abatement - Fay(Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide)	HAZMAT Abatement - mold/asbestos/lead paint		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0808	Development Planning/Pre-Development - Fay(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Funding for Site Planning/Development		\$5,000.00
ID0809	Renovation/Relocation - Fay(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$10,000.00
ID0810	Development Relocation - Fay(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$10,000.00
ID0811	Plumbing Modernization - Fay(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines		\$100,000.00
ID0812	Interior Unit Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,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,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Interior (1480)-Appliances)	Interior unit and building renovations		\$50,000.00
ID0813	Roof Replacements - Fay(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0814	Site Improvements - Fay(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Includes sidewalks and major landscaping		\$25,000.00
ID0815	Exterior Improvements - Fay(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Building Slab,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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$25,000.00
ID0816	HVAC Equipment Modernization and Replacement - Fay(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Replace/Repair HVAC Equipment		\$25,000.00
ID0817	Dwelling Equipment - Fay(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$10,000.00
ID0818	Fay Plumbing/HVAC(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)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Failures of major plumbing and HVAC equipment		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0819	Elevator Modernization - Fay(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Replacement/Repairs for Elevator		\$100,000.00
ID0820	Security Improvements(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Interior (1480)-Doors)	Access control, entryway improvements, cameras, and other security-related modernizations		\$100,000.00
ID0821	Non-Dwelling Equipment - Fay(Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Family Investment Center,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Furniture and Fixtures for community rooms		\$25,000.00
	GILPIN COURT (VA007000001)			\$3,607,667.42
ID0822	Operating Transfer - Gilpin(Operations (1406))	Operating Transfer		\$364,598.84
ID0823	Management Improvement - Gilpin(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0824	Administration - Gilpin(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$353,068.58
ID0825	Management Office Renovations(Non-Dwelling Interior (1480)-Administrative Building,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 Painting,Non-Dwelling Interior (1480)-Other)	Repairs and Renovations to Administrative Building		\$200,000.00
ID0826	Audit Costs - Gilpin(Contract Administration (1480)-Audit)	Audit Costs		\$5,000.00
ID0827	Roof Replacements - Gilpin(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs		\$250,000.00
ID0828	Plumbing Modernization - Gilpin(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Interior (1480)-Plumbing)	Replace/Repair sanitary and water drain lines		\$250,000.00
ID0829	Gilpin Plumbing/HVAC(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-	Failures of major plumbing and HVAC equipment		\$400,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0830	Dwelling Equipment - Gilpin(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$50,000.00
ID0831	HAZMAT Abatement - Gilpin(Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-	HAZMAT Abatement - mold/asbestos/lead paint		\$50,000.00
ID0832	Development Planning/Pre-Development - Gilpin(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Funding for Site Planning/Development		\$5,000.00
ID0833	Renovation/Relocation - Gilpin(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$10,000.00
ID0834	Site Improvements - Gilpin(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Includes sidewalks and major landscaping		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0835	Development Relocation - Gilpin(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$10,000.00
ID0836	Exterior Improvements - Gilpin(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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$200,000.00
ID0837	HVAC Equipment Modernization and Replacement - Gilpin(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other)	Replace/Repair HVAC Equipment		\$100,000.00
ID0838	Electrical system Modernization - Gilpin(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Electrical,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace/Repair Electrical system		\$500,000.00
ID0839	Calhoun Center Interior and Exterior Improvements(Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,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)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Family Investment Center,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security)	Interior/Exterior Improvements to Calhoun Center		\$250,000.00
ID0840	Site Acquisition - Gilpin(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,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	Site Acquisition		\$500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Day Care Center,Non-Dwelling Construction-New Construction (1480)-Family Investment Center,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area)			
	HILLSIDE CT (VA007000004)			\$1,157,665.97
ID0841	Operating Transfer - Hillside(Operations (1406))	Operating Transfer		\$184,287.80
ID0842	Management Improvement - Hillside(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$10,000.00
ID0843	Administration - Hillside(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$213,378.17

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0844	Audit Costs - Hillside(Contract Administration (1480)-Audit)	Audit Costs		\$5,000.00
ID0845	HAZMAT Abatement - Hillside(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-	HAZMAT Abatement - mold/asbestos/lead paint		\$50,000.00
ID0846	Development Planning/Pre-Development - Hillside(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Funding for Site Planning/Development		\$5,000.00
ID0847	Renovation/Relocation - Hillside(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$10,000.00
ID0848	Development Relocation - Hillside(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0849	Plumbing Modernization - Hillside(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace/Repair sanitary and water drain lines		\$40,000.00
ID0850	Roof Replacements - Hillside(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Canopies)	Roofing Replacement/Repairs		\$125,000.00
ID0851	Site Improvements - Hillside(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Includes sidewalks and major landscaping		\$50,000.00
ID0852	Management Office Renovations(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 Painting,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building)	Repairs and Renovations to Administrative Building		\$30,000.00
ID0853	Exterior Improvements - Hillside(Dwelling Unit-Exterior (1480)-Building Slab,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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0854	HVAC Equipment Modernization and Replacement - Hillside(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Replace/Repair HVAC Equipment		\$50,000.00
ID0855	Dwelling Equipment - Hillside(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$25,000.00
ID0856	Site Acquisition - Hillside(Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Day Care Center,Non-Dwelling Construction-New Construction (1480)-Family Investment Center,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,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)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction-New Construction (1480)-Administrative Building)	Site Acquisition		\$50,000.00
ID0857	Hillside Plumbing/HVAC(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Failures of major plumbing and HVAC equipment		\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MOSBY CT (VA007000008)			\$1,672,654.21
ID0858	Operating Transfer - Mosby(Operations (1406))	Operating Transfer		\$194,405.04
ID0859	Management Improvement - Mosby(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$10,000.00
ID0860	Administration - Mosby(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$207,049.17
ID0861	Audit Costs - Mosby(Contract Administration (1480)-Audit)	Audit Costs		\$5,000.00
ID0862	HAZMAT Abatement - Mosby(Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-	HAZMAT Abatement - mold/asbestos/lead paint		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s)			
ID0863	Development Planning/Pre-Development - Mosby(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Funding for Site Planning/Development		\$5,000.00
ID0864	Renovation/Relocation - Mosby(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$10,000.00
ID0865	Development Relocation - Mosby(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$10,000.00
ID0866	Plumbing Modernization - Mosby(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Interior (1480)-Plumbing)	Replace/Repair sanitary and water drain lines		\$331,200.00
ID0867	Roof Replacements - Mosby(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs		\$125,000.00
ID0868	Site Improvements - Mosby(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-	Includes sidewalks and major landscaping		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Site Work (1480)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Exterior (1480)-Building Slab)			
ID0869	Management Office Renovations(Non-Dwelling Interior (1480)-Administrative Building,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 Painting,Non-Dwelling Interior (1480)-Other)	Repairs and Renovations to Administrative Building		\$50,000.00
ID0870	Exterior Improvements - Mosby(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)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$100,000.00
ID0871	HVAC Equipment Modernization and Replacement - Mosby(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other)	Replace/Repair HVAC Equipment		\$50,000.00
ID0872	Electrical system Modernization - Mosby(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Electrical,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace/Repair Electrical system		\$250,000.00
ID0873	Dwelling Equipment - Mosby(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$25,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0874	Mosby Plumbing/HVAC(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Failures of major plumbing and HVAC equipment		\$200,000.00
	STONEWALL (VA007000503)			\$1,244,579.13
ID0876	Operating Transfer - Stonewall(Operations (1406))	Operating Transfer		\$544,579.13
ID0877	Management Improvement - Stonewall(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$10,000.00
ID0878	Audit Costs - Stonewall(Contract Administration (1480)-Audit)	Audit Costs		\$5,000.00
ID0879	HAZMAT Abatement - Stonewall(Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard	HAZMAT Abatement - mold/asbestos/lead paint		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold)			
ID0880	Development Planning/Pre-Development - Stonewall(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Funding for Site Planning/Development		\$5,000.00
ID0881	Renovation/Relocation - Stonewall(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$10,000.00
ID0882	Development Relocation - Stonewall(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$10,000.00
ID0883	Plumbing Modernization - Stonewall(Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing)	Replace/Repair sanitary and water drain lines		\$100,000.00
ID0884	Interior Unit Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,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)-Appliances,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,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Interior unit and building renovations		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0885	Roof Replacements - Stonewall(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs		\$50,000.00
ID0886	Site Improvements - Stonewall(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Includes sidewalks and major landscaping		\$25,000.00
ID0887	Exterior Improvements - Stonewall(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)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$25,000.00
ID0888	HVAC Equipment Modernization and Replacement - Stonewall(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other)	Replace/Repair HVAC Equipment		\$25,000.00
ID0889	Dwelling Equipment - Stonewall(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$10,000.00
ID0890	Stonewall Plumbing/HVAC(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Flooring (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)-Sewer	Failures of major plumbing and HVAC equipment		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)				
ID0891	Elevator Modernization - Stonewall(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Replacement/Repairs for Elevator		\$100,000.00
ID0892	Security Improvements(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Site Work (1480)-Signage)	Access control, entryway improvements, cameras, and other security-related modernizations		\$100,000.00
ID0893	Non-Dwelling Equipment - Stonewall(Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Family Investment Center,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Furniture and Fixtures for community rooms		\$25,000.00
	WHITCOMB CT (VA007000006)			\$1,900,732.19
ID0894	Operating Transfer - Whitcomb(Operations (1406))	Operating Transfer		\$282,860.48

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0895	Management Improvement - Whitcomb(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement		\$10,000.00
ID0896	Administration - Whitcomb(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$222,871.71
ID0897	Audit Costs - Whitcomb(Contract Administration (1480)-Audit)	Audit Costs		\$5,000.00
ID0898	HAZMAT Abatement - Whitcomb(Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-	HAZMAT Abatement - mold/asbestos/lead paint		\$50,000.00
ID0899	Development Planning/Pre-Development - Whitcomb(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Funding for Site Planning/Development		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0900	Renovation/Relocation - Whitcomb(Contract Administration (1480)-Relocation)	Necessary relocation related to the Dwelling Renovations		\$10,000.00
ID0901	Development Relocation - Whitcomb(Contract Administration (1480)-Relocation)	Necessary relocation related to the Development		\$10,000.00
ID0902	Plumbing Modernization - Whitcomb(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Interior (1480)-Plumbing)	Replace/Repair sanitary and water drain lines		\$500,000.00
ID0903	Roof Replacements - Whitcomb(Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Roofing Replacement/Repairs		\$125,000.00
ID0904	Site Improvements - Whitcomb(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,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)-Seal Coat,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Exterior (1480)-Building Slab)	Includes sidewalks and major landscaping		\$50,000.00
ID0905	Management Office Renovations(Non-Dwelling Interior (1480)-Administrative Building,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 Painting,Non-Dwelling Interior (1480)-Other)	Repairs and Renovations to Administrative Building		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0906	Exterior Improvements - Whitcomb(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors)	Doors, windows and exterior building improvements, foundation and settlement-related issues		\$100,000.00
ID0907	HVAC Equipment Modernization and Replacement - Whitcomb(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other)	Replace/Repair HVAC Equipment		\$50,000.00
ID0908	Electrical system Modernization - Whitcomb(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Electrical,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace/Repair Electrical system		\$250,000.00
ID0909	Dwelling Equipment - Whitcomb(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$25,000.00
ID0910	Whitcomb Plumbing/HVAC(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,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)-Flooring (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)	Failures of major plumbing and HVAC equipment		\$200,000.00
	Subtotal of Estimated Cost			\$14,552,754.12

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$5,193,087.12
ID1088	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration costs agency wide for modernization and development work		\$1,455,275.00
ID1089	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training)	Management Improvement activity for IT, Operations, Finance for process flow and efficiencies including training		\$1,455,275.00
ID1109	Agency Wide Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Contract Administration		\$916,970.38
ID1110	Hazard Removal - Agency Wide(Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations,Housing Related Hazards (1480)-Evaluation/Risk Assessment,Housing Related Hazards (1480)-Hazard Controls,Housing Related Hazards (1480)-Relocation)	Agency wide Hazardous material Testing and clean up		\$200,000.00
ID1224	Section 18 inventory removal(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Activity related to section 18 inventory removal		\$1,165,566.74
	BLACKWELL SENIOR COTTAGES (VA007000037)			\$160,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1111	Relocation for renovations(Contract Administration (1480)-Relocation)	Relocation for Renovation activity		\$10,000.00
ID1112	Plumbing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing repair or upgrades		\$50,000.00
ID1113	Interior Unit Renovation(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)-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)	Interior unit renovation and upgrades		\$15,000.00
ID1114	Roof Replacement or repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Repair or replace roof		\$50,000.00
ID1115	Site Improvement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$10,000.00
ID1116	Exterior Improvement(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior	Exterior Improvement		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1117	Heating and Cooling and Water Heater Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace or upgrade Heating and Cooling and Water Heaters		\$5,000.00
ID1118	Dwelling Equipment Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$10,000.00
	STONEWALL (VA007000503)			\$320,000.00
ID1119	Relocation for renovations(Contract Administration (1480)-Relocation)	Relocation for Renovation activity		\$20,000.00
ID1120	Plumbing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing repair or upgrades		\$50,000.00
ID1121	Interior Unit Renovation(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)-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)	Interior unit renovation and upgrades		\$30,000.00
ID1122	Roof Replacement or repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Repair or replace roof		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1124	Site Improvement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$50,000.00
ID1125	Exterior Improvement(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior	Exterior Improvement		\$25,000.00
ID1126	Heating and Cooling and Water Heater Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace or upgrade Heating and Cooling and Water Heaters		\$15,000.00
ID1127	Dwelling Equipment Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$30,000.00
	FAY (VA007000501)			\$270,000.00
ID1123	Roof Replacement or repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Repair or replace roof		\$50,000.00
ID1128	Relocation for renovations(Contract Administration (1480)-Relocation)	Relocation for Renovation activity		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1129	Plumbing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing repair or upgrades		\$50,000.00
ID1130	Interior Unit Renovation(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)-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)	Interior unit renovation and upgrades		\$30,000.00
ID1131	Site Improvement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$50,000.00
ID1132	Exterior Improvement(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior	Exterior Improvement		\$25,000.00
ID1133	Heating and Cooling and Water Heater Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace or upgrade Heating and Cooling and Water Heaters		\$15,000.00
ID1134	Dwelling Equipment Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$30,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DOVE STREET PHASE I (VA007000017)			\$180,000.00
ID1135	Relocation for renovations(Contract Administration (1480)-Relocation)	Relocation for Renovation activity		\$5,000.00
ID1136	Plumbing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing repair or upgrades		\$50,000.00
ID1137	Interior Unit Renovation(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)-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)	Interior unit renovation and upgrades		\$30,000.00
ID1138	Roof Replacement or repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Repair or replace roof		\$25,000.00
ID1140	Site Improvement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$15,000.00
ID1141	Exterior Improvement(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-	Exterior Improvement		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows)			
ID1142	Heating and Cooling and Water Heater Replacement(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace or upgrade Heating and Cooling and Water Heaters		\$15,000.00
ID1143	Dwelling Equipment Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$30,000.00
	GILPIN COURT (VA007000001)			
ID1144	Relocation (Contract Administration (1480)-Relocation)	Relocation for redevelopment activity		\$100,000.00
ID1154	Operating Transfer(Operations (1406))	Transfer for operations		\$706,443.00
	HILLSIDE CT (VA007000004)			

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1145	Plumbing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing repair or upgrades		\$50,000.00
ID1146	Interior Unit Renovation(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)-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)	Interior unit renovation and upgrades		\$100,000.00
ID1147	Roof Replacement or repair(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Other)	Repair or replace roof		\$100,000.00
ID1148	Site Improvement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$100,000.00
ID1149	Exterior Improvement(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior	Exterior Improvement		\$150,000.00
ID1150	Heating and Cooling and Water Heater Replacement(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace or upgrade Heating and Cooling and Water Heaters		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1151	Dwelling Equipment Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$100,000.00
ID1153	Operating Transfer(Operations (1406))	Transfer for operations		\$426,941.00
	CREIGHTON CT (VA007000005)			\$1,156,791.00
ID1152	Operating Transfer(Operations (1406))	Transfer for operations		\$456,791.00
ID1158	Plumbing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing repair or upgrades		\$50,000.00
ID1159	Interior Unit Renovation(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)-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)-Tubs and Showers,Dwelling Unit-Interior (1480)-Plumbing)	Interior unit renovation and upgrades		\$150,000.00
ID1160	Roof Replacement or repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Repair or replace roof		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1161	Site Improvement(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing)	Site Improvements		\$100,000.00
ID1162	Exterior Improvement(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior	Exterior Improvement		\$150,000.00
ID1163	Heating and Cooling and Water Heater Replacement(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace or upgrade Heating and Cooling and Water Heaters		\$50,000.00
ID1164	Dwelling Equipment Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$100,000.00
	FAIRFIELD CT (VA007000007)			\$1,779,328.00
ID1155	Operating Transfer(Operations (1406))	Transfer for operations		\$404,328.00
ID1172	Plumbing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing repair or upgrades		\$150,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1173	Interior Unit Renovation(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-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)-Flooring (non routine))	Interior unit renovation and upgrades		\$250,000.00
ID1174	Roof Replacement or repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Repair or replace roof		\$500,000.00
ID1175	Site Improvement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$250,000.00
ID1176	Exterior Improvement(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior	Exterior Improvement		\$75,000.00
ID1177	Heating and Cooling and Water Heater Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace or upgrade Heating and Cooling and Water Heaters		\$50,000.00
ID1178	Dwelling Equipment Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MOSBY CT (VA007000008)			\$1,789,228.00
ID1156	Operating Transfer(Operations (1406))	Transfer for operations		\$414,228.00
ID1179	Plumbing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing repair or upgrades		\$150,000.00
ID1180	Interior Unit Renovation(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)-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)	Interior unit renovation and upgrades		\$250,000.00
ID1181	Roof Replacement or repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Repair or replace roof		\$500,000.00
ID1182	Site Improvement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$250,000.00
ID1183	Exterior Improvement(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-	Exterior Improvement		\$75,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows)				
ID1184	Heating and Cooling and Water Heater Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace or upgrade Heating and Cooling and Water Heaters		\$50,000.00
ID1185	Dwelling Equipment Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$100,000.00
	WHITCOMB CT (VA007000006)			\$1,820,936.00
ID1157	Operating Transfer(Operations (1406))	Transfer for operations		\$445,936.00
ID1165	Plumbing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing repair or upgrades		\$150,000.00
ID1166	Interior Unit Renovation(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)-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)	Interior unit renovation and upgrades		\$250,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1167	Roof Replacement or repair(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Repair or replace roof		\$500,000.00
ID1168	Site Improvement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$250,000.00
ID1169	Exterior Improvement(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior	Exterior Improvement		\$75,000.00
ID1170	Heating and Cooling and Water Heater Replacement(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace or upgrade Heating and Cooling and Water Heaters		\$50,000.00
ID1171	Dwelling Equipment Replacement(Dwelling Unit-Interior (1480)-Appliances)	Appliance Purchases/Replacements		\$100,000.00
	Subtotal of Estimated Cost			\$14,552,754.12

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvement (Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$1,427,359.00
Subtotal of Estimated Cost	\$1,427,359.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
GAP Financing(RAD (1503))	\$300,000.00
Subtotal of Estimated Cost	\$300,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Contingency(Contract Administration (1480)-Contingency)	\$500,000.00
GAP Financing(RAD (1503))	\$300,000.00
Agency-Wide Fees & Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$889,826.79
Subtotal of Estimated Cost	\$1,689,826.79

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Agency-Wide Fees & Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$916,970.38
Agency-Wide Hazardous Material Testing(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-	\$200,000.00
Subtotal of Estimated Cost	\$1,116,970.38

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$1,455,275.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training)	\$1,455,275.00
Agency Wide Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	\$916,970.38
Hazard Removal - Agency Wide(Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations,Housing Related Hazards (1480)-Evaluation/Risk Assessment,Housing Related Hazards (1480)-Hazard Controls,Housing Related Hazards (1480)-Relocation)	\$200,000.00
Section 18 inventory removal(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	\$1,165,566.74
Subtotal of Estimated Cost	\$5,193,087.12