

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 06/26/2026 Approved By: GIBBS, ELVETTRA

Part I: Summary						
PHA Name : Housing Authority of the City of Houma			Locality (City/County & State)			
PHA Number: LA090			☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)			
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	SCBT (LA090009999)	\$749,510.10	\$652,879.10	\$701,194.50	\$701,194.50	\$867,752.30
	BAYOU TOWER (LA090000002)	\$418,595.70	\$400,000.00	\$810,000.00	\$714,383.50	
	SENATOR CIRCLE (LA090000001)	\$418,261.70	\$129,543.90	\$154,383.50	\$250,000.00	\$250,000.00
	AUTHORITY-WIDE					\$547,825.70
	SENATOR CIRCLE 2 (LA090000003)	\$79,210.50				

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCBT (LA090009999)			\$749,510.10
ID0000118	operations(Operations (1406))	day to day operations		\$416,394.50
ID0000119	management(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	management improvements resident self sufficiency training resident leadership training employment seeking skills training tenants occupational skills training		\$166,557.80
ID0000120	administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	HTHA administration		\$166,557.80
	SENATOR CIRCLE 2 (LA090000003)			\$79,210.50
ID0000122	contract admin(Contract Administration (1480)-Other,Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	A/E services		\$79,210.50
	BAYOU TOWER (LA090000002)			\$418,595.70

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000123	dwelling(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit - Demolition (1480)) SENATOR CIRCLE (LA090000001)	elderly site install solar panels r/r kitchen cabinets, bathroom & kitchen sinks replace door entrance for units		\$418,595.70
				\$418,261.70
ID0000124	dwelling(Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Non-Dwelling Site Work (1480)-Curb and Gutter,Dwelling Unit - Demolition (1480),Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities)	family site install individual electric meters renovated SC units- add central air and heat, change out commodes, r/r cabinets		\$418,261.70
	Subtotal of Estimated Cost			\$1,665,578.00

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCBT (LA090009999)			\$652,879.10
ID0000126	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	IITHA administration		\$118,242.30
ID0000127	operations(Operations (1406))	day to day operations		\$416,394.50
ID0000128	management(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	management improvements resident self sufficiency training resident leadership training employment seeking skills training tenants occupational skills training		\$118,242.30
	BAYOU TOWER (LA090000002)			\$400,000.00
ID0000129	demo(Dwelling Unit - Demolition (1480))	demo BT elderly site		\$400,000.00
	SENATOR CIRCLE (LA090000001)			\$129,543.90

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000130	demo(Dwelling Unit - Demolition (1480))	demo some units at SC		\$129,543.90
	Subtotal of Estimated Cost			\$1,182,423.00

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCBT (LA090009999)			\$701,194.50
ID0000131	management(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	management improvements resident self sufficiency training resident leadership training employment seeking skills training tenants occupational skills training		\$118,242.20
ID0000132	administration(Administration (1410)-Other,Administration (1410)-Salaries)	HTHA staff		\$166,557.80
ID0000133	operations(Operations (1406))	day to day operations		\$416,394.50
	BAYOU TOWER (LA090000002)			\$810,000.00
ID0000134	demolition(Dwelling Unit - Demolition (1480))	demo Bayou Towers		\$310,000.00
ID0000136	land(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Site Acquisition)	purchase land to rebuild Bayou Towers		\$500,000.00

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SENATOR CIRCLE (LA090000001)			\$154,383.50
ID0000135	demo(Dwelling Unit - Demolition (1480))	demo some units at SC		\$154,383.50
	Subtotal of Estimated Cost			\$1,665,578.00

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCBT (LA090009999)			\$701,194.50
ID0000137	management(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	management improvements resident self sufficiency training resident leadership training employment seeking skills training tenants occupational skills training staff and board training and computers. section 3 resident training. security cameras install and upkeep. grant writing application for improvements to enhance operations		\$118,242.20
ID0000138	administration(Administration (1410)-Other,Administration (1410)-Salaries)	HTHA staff, administration, salaries, A&E fees and costs, telephone and fax. cfp related sundry		\$166,557.80
ID0000139	operations(Operations (1406))	day to day operations		\$416,394.50
	BAYOU TOWER (LA090000002)			\$714,383.50
ID0000140	Bayou Towers land(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Site Acquisition)	purchase land to rebuild Bayou Towers		\$500,000.00
ID0000142	Bayou Towers demolition(Dwelling Unit - Demolition (1480))	demo Bayou Towers		\$214,383.50

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SENATOR CIRCLE (LA090000001)			\$250,000.00
ID0000141	demolition SC(Dwelling Unit - Demolition (1480))	demo some units at SC		\$250,000.00
	Subtotal of Estimated Cost			\$1,665,578.00

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCBT (LA090009999)			\$867,752.30
ID0000143	administration(Administration (1410)-Other,Administration (1410)-Salaries)	HTHA staff		\$166,557.80
ID0000144	Copy of management(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	management improvements resident self sufficiency training resident leadership training employment seeking skills training tenants occupational skills training staff and board training and computers, section 3 resident training, security cameras install and upkeep, grant writing application for improvements to enhance operations		\$118,242.20
ID0000145	administration(Administration (1410)-Other,Administration (1410)-Salaries)	HTHA staff, administration, salaries, A&E fees and costs, telephone and fax, cfp related sundry		\$166,557.80
ID0000146	operations(Operations (1406))	day to day operations		\$416,394.50
	SENATOR CIRCLE (LA090000001)			\$250,000.00
ID0000147	demolition SC(Dwelling Unit - Demolition (1480))	demo some units at SC		\$250,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$547,825.70
ID0000148	cost share(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)-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 Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,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 - 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)	cost share for rebuild (fema)		\$547,825.70
	Subtotal of Estimated Cost			\$1,665,578.00

Capital Fund Program - Five-Year Action Plan

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

Part IV: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
cost share(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)-New Construction Demolition,Non-Dwelling Construction-New Construction (1480)-Other.Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling	\$547,825.70
Subtotal of Estimated Cost	\$547,825.70