

Federal Capital Fund Program Five-Year Action Plan · 2026 - 2030

HUD form 50075.2 is attached.

				2026	2027	2028	2029	2030	5-Year Total
9001	Bond Debt Obligation			6,248,808	6,389,085	-	-	-	12,637,893
1406	Operations	20%		7,206,841	7,206,841	7,206,841	7,206,841	7,206,841	36,034,204
1408	Management Improvements			-	-	-	-	-	-
1410	Administration	10%		3,603,420	3,603,420	3,603,420	3,603,420	3,603,420	18,017,102
1480	General Capital								-
	AE Consulting Services			20,000	25,000	25,000	25,000	25,000	120,000
	504: Design and Construction			120,000	120,000	240,000	24,000	24,000	528,000
	Physical Needs Assessments			-	-	180,000	180,000	45,000	405,000
	Environmental: LSP			100,000	150,000	150,000	150,000	150,000	700,000
	Lead Based Paint: Testing			80,000	100,000	100,000	100,000	100,000	480,000
	Lead Based Paint: Abatement			114,000	120,000	170,000	170,000	170,000	744,000
	Contingency: Family	8%		1,050,791	53,600	482,400	611,200	956,000	3,153,991
	Contingency: Elderly/Disabled	8%		200,000	1,185,916	1,161,201	1,096,401	755,601	4,399,118
	Project Reps (Clerks)			945,002	1,000,000	1,000,000	1,000,000	1,000,000	4,945,002
	Relocation			40,000	100,000	150,000	150,000	150,000	590,000
	Outdoor Amenities	1%		360,342	360,342	360,342	360,342	360,342	1,801,710
Subtotal	AUTHORITY-WIDE			20,089,204	20,414,204	14,829,204	14,677,204	14,546,204	84,556,020
MA002000101	CHARLESTOWN	978 units							
	Safety			-	-	-	-	-	-
	Access and Communications		Intercoms	-	50,000	-	-	-	50,000
	Access and Communications		Stairpans	-	-	-	-	300,000	300,000
	HVAC and Utilities			-	-	-	-	-	-
	Envelope		Roof	-	-	-	-	350,000	350,000
	Envelope		Windows	-	-	2,000,000	2,000,000	-	4,000,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
Subtotal				-	50,000	2,000,000	2,000,000	650,000	4,700,000
MA002000106	RUTH BARKLEY APTS	414 units							
	Safety		Hazmat LBP	-	-	-	-	100,000	100,000
	Safety		Security Cameras	-	-	-	-	50,000	50,000
	Safety		Fire Protection	-	-	-	-	100,000	100,000
	Access and Communications		Elevator	-	-	-	-	-	-
	Access and Communications		Stairpans	500,000	-	-	-	-	500,000
	Access and Communications		Intercoms	50,000	50,000	-	-	-	100,000
	HVAC and Utilities		DHW	-	-	-	-	300,000	300,000
	HVAC and Utilities		Generator	-	-	-	-	300,000	300,000
	Envelope		Window	1,500,000	-	-	-	-	1,500,000
	Envelope		Masonry	-	-	-	-	-	-
	Envelope		Roof	500,000	-	-	-	-	500,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities		Tripping Hazards	-	-	-	-	500,000	500,000
	Non-Dwelling			-	-	-	-	-	-
Subtotal				2,550,000	50,000	-	-	1,350,000	3,950,000
MA002000114	ALICE H. TAYLOR APTS	363 units							
	Safety			-	-	-	-	-	-
	Access and Communications		Elevator/pistons	550,000	-	-	-	-	550,000
	Access and Communications		Elevator/controls	-	-	1,500,000	300,000	4,000,000	5,800,000
	Access and Communications		Stairs Railings	-	-	400,000	-	-	400,000
	Access and Communications		Intercoms	-	50,000	150,000	-	-	200,000
	HVAC and Utilities		Generator	200,000	-	-	-	-	200,000
	HVAC and Utilities		Plumbing/stacks	-	-	-	500,000	400,000	900,000
	Envelope			-	-	-	-	-	-
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
Subtotal				750,000	50,000	2,050,000	800,000	4,400,000	8,050,000
MA002107119	MILDRED C. HAILEY APTS	758 units							
	Safety			-	-	-	-	-	-
	Access and Communications			-	-	-	-	-	-
	HVAC and Utilities			-	-	-	-	-	-
	Envelope			-	-	-	50,000	550,000	600,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
Subtotal				-	-	-	50,000	550,000	600,000

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				2026	2027	2028	2029	2030	5-Year Total
MA002000123	Mary Ellen McCormack	994 units							
	Safety			-	-	-	-	-	-
	Access and Communications		Stairhalls	-	100,000	-	-	-	100,000
	Access and Communications		Intercoms	-	100,000	-	-	-	100,000
	HVAC and Utilities		Switchgear	500,000	-	200,000	800,000	1,000,000	2,500,000
	HVAC and Utilities		DHW	70,000	70,000	70,000	-	-	210,000
	Envelope		Masonry	100,000	100,000	-	-	-	200,000
	Envelope		Roofs	-	-	750,000	750,000	-	1,500,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities		Site/Grounds	150,000	50,000	-	-	-	200,000
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			820,000	420,000	1,020,000	1,550,000	1,000,000	4,810,000
MA002000182	Commonwealth	278 units							
	Safety			-	-	-	-	-	-
	Access and Communications		Elevators	-	-	500,000	500,000	2,000,000	3,000,000
	Access and Communications		Intercoms	150,000	100,000	100,000	-	-	350,000
	HVAC and Utilities		Electrical/survey	-	-	60,000	-	-	60,000
	Envelope		Envelope	600,000	-	-	-	-	600,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			750,000	100,000	660,000	500,000	2,000,000	4,010,000
MA002000189	Franklin Field	346 units							
	Safety			-	-	-	-	-	-
	Access and Communications			-	-	-	-	-	-
	HVAC and Utilities		HVAC	4,000,000	-	-	-	-	4,000,000
	Envelope		Foundations/Roofs	4,000,000	-	-	-	-	4,000,000
	Envelope		Masonry	-	-	-	2,000,000	2,000,000	4,000,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			8,000,000	-	-	2,000,000	2,000,000	12,000,000
MA002000193	Highland Park	26 units							
	Safety		Fire Escape	100,000	-	-	-	-	100,000
	Access and Communications			-	-	-	-	-	-
	HVAC and Utilities			-	-	-	-	-	-
	Envelope		Window	200,000	-	300,000	350,000	-	850,000
	Apartment Interiors		Floors	-	-	-	390,000	-	390,000
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			300,000	-	300,000	740,000	-	1,340,000
Subtotal	FAMILY	4157 units		13,170,000	670,000	6,030,000	7,640,000	11,950,000	39,460,000
MA002000226	Pond Street	44 units							
	Safety			-	-	-	-	-	-
	Access and Communications		Intercoms	150,000	150,000	150,000	-	-	450,000
	HVAC and Utilities			-	-	-	-	-	-
	Envelope		Roofs	-	-	-	1,000,000	300,000	1,300,000
	Envelope		Windows	600,000	500,000	250,000	660,000	-	2,010,000
	Apartment Interiors		Bath ventilation	-	-	250,000	-	-	250,000
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			750,000	650,000	650,000	1,660,000	300,000	4,010,000
MA002000227	Annapolis	56 units							
	Safety			-	-	-	-	-	-
	Access and Communications		Intercoms	150,000	150,000	-	-	-	300,000
	HVAC and Utilities		Plumbing/DHW	-	-	1,000,000	1,000,000	-	2,000,000
	Envelope			-	-	-	-	-	-
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			150,000	150,000	1,000,000	1,000,000	-	2,300,000

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				2026	2027	2028	2029	2030	5-Year Total
MA002000228	Ashmont	54 units							
	Safety			-	-	-	-	-	-
	Access and Communications	Intercoms		50,000	50,000	50,000	-	-	150,000
	Access and Communications	Interior Stairs					650,000		650,000
	HVAC and Utilities			-	-	-	-	-	-
	Envelope	Windows		-	-	500,000	625,000	150,000	1,275,000
	Envelope	Entry Doors				-	500,000		500,000
	Envelope	Roofs					300,000	600,000	900,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			50,000	50,000	550,000	2,075,000	750,000	3,475,000
MA002000229	Holgate Apartments	81 units							
	Safety			-	-	-	-	-	-
	Access and Communications			-	-	-	-	-	-
	HVAC and Utilities	Supply and Waste		-	-	-	350,000	-	350,000
	HVAC and Utilities	Switchgear		-	-	-	150,000	-	150,000
	HVAC and Utilities	Load Centers		-	-	-	500,000	520,000	1,020,000
	Envelope	Windows		-	1,200,000	-	-	600,000	1,800,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	1,200,000	-	1,000,000	1,120,000	3,320,000
MA002000230	Foley Apartments	96 units							
	Safety			-	-	-	-	-	-
	Access and Communications			-	-	-	-	-	-
	HVAC and Utilities	Plumbing		-	-	-	-	1,500,000	1,500,000
	Envelope	Roofs		-	240,000	-	600,000	-	840,000
	Envelope	Masonry		-	150,000	-	1,500,000	-	1,650,000
	Envelope	Windows		-	250,000	-	2,300,000	-	2,550,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	640,000	-	4,400,000	1,500,000	6,540,000
MA002000232	Groveland	48 units							
	Safety			-	-	-	-	-	-
	Access and Communications	Intercoms		-	-	-	22,000	-	22,000
	HVAC and Utilities			-	-	-	-	-	-
	Envelope	Siding		-	45,000	-	100,000	100,000	245,000
	Envelope	Entry Doors		-	-	-	-	80,000	80,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	45,000	-	122,000	180,000	347,000
MA002000234	Davison Apartments	47 units							
	Safety	Fire Protection		-	-	50,000	-	-	50,000
	Access and Communications	Intercoms		25,000	10,000	-	-	-	35,000
	HVAC and Utilities			-	-	-	-	-	-
	Envelope			-	-	-	-	-	-
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			25,000	10,000	50,000	-	-	85,000
MA002000235	Washington Street	82 units							
	Safety			-	-	-	-	-	-
	Access and Communications			-	-	-	-	-	-
	HVAC and Utilities	Boiler		-	-	-	-	25,000	25,000
	Envelope	Roofs Patios		-	-	-	-	250,000	250,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	-	-	-	275,000	275,000

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				2026	2027	2028	2029	2030	5-Year Total
MA002000236	West Ninth Street	84 units							
	Safety			-	-	-	-	-	-
	Access and Communications	Intercoms		-	-	-	-	25,000	25,000
	HVAC and Utilities			-	-	-	-	-	-
	Envelope	Entry Doors		-	-	-	-	200,000	200,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	-	-	-	225,000	225,000
MA002000238	Meade Apartments	40 units							
	Safety			-	-	-	-	-	-
	Access and Communications			-	-	-	-	-	-
	HVAC and Utilities			-	-	-	-	-	-
	Envelope			-	-	-	-	50,000	50,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	-	-	-	50,000	50,000
MA002000240	Martin Luther King Towers	104 units							
	Safety	Fire Protection/sp		50,000	60,000	-	-	-	110,000
	Access and Communications	Elevators/controls		-	800,000	-	-	-	800,000
	HVAC and Utilities	Boiler		-	4,000,000	-	-	-	4,000,000
	HVAC and Utilities	Plumbing/supply &		100,000	600,000				700,000
	HVAC and Utilities	Ventilation/trash d		-	200,000				200,000
	Envelope	Windows		200,000	700,000	-	-	-	900,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			350,000	6,360,000	-	-	-	6,710,000
MA002000242	Doris Bunte Apartments	165 units							
	Safety			-	-	-	-	-	-
	Access and Communications			25,000	-	-	-	-	25,000
	HVAC and Utilities			-	-	-	-	-	-
	Envelope			-	-	-	-	-	-
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			25,000	-	-	-	-	25,000
MA002000244	Frederick Douglass	78 units							
	Safety			-	-	-	-	-	-
	Access and Communications	Elevators		600,000	500,000	300,000	200,000	-	1,600,000
	HVAC and Utilities			-	-	-	-	-	-
	Envelope	Windows		175,000	575,000	-	-	200,000	950,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			775,000	1,075,000	300,000	200,000	200,000	2,550,000
MA002000247	General Warren	96 units							
	Safety			-	-	-	-	-	-
	Access and Communications	Intercoms		-	50,000	-	-	-	50,000
	HVAC and Utilities	Load Centers		-	-	-	300,000	600,000	900,000
	Envelope	Roofs		-	-	-	-	725,000	725,000
	Apartment Interiors	Kitchen/Baths		-	-	-	600,000	2,000,000	2,600,000
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	50,000	-	900,000	3,325,000	4,275,000
MA002000249	Torre Unidad	199 units							
	Safety			-	-	-	-	-	-
	Access and Communications			-	-	-	-	-	-
	HVAC and Utilities	Cooling Ctr units		100,000	-	100,000	-	-	200,000
	Envelope	Windows		-	-	125,000	-	-	125,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			100,000	-	225,000	-	-	325,000

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				2026	2027	2028	2029	2030	5-Year Total
MA002000250	Rockland Towers	69 units							
	Safety			-	-	-	-	-	-
	Access and Communications			-	-	-	-	-	-
	HVAC and Utilities			-	-	-	-	-	-
	Envelope	Roofs		-	-	-	-	260,000	260,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	-	-	-	260,000	260,000
MA002000251	Codman Apartments	102 units							
	Safety			-	-	-	-	-	-
	Access and Communications	Elevators		-	-	-	700,000	-	700,000
	HVAC and Utilities	Plumbing/horizontal		-	-	-	-	453,000	453,000
	Envelope	Carport		-	-	-	-	200,000	200,000
	Envelope	Windows		-	-	600,000	-	-	600,000
	Envelope	Masonry		-	-	1,100,000	-	-	1,100,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	-	1,700,000	700,000	653,000	3,053,000
MA002000254	Pasciucco	92 units							
	Safety	Fire Protection/pu		-	-	200,000	-	-	200,000
	Access and Communications	Elevators		-	-	1,000,000	-	-	1,000,000
	HVAC and Utilities			-	-	-	-	-	-
	Envelope			-	-	-	-	-	-
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	-	1,200,000	-	-	1,200,000
MA002000261	Ausonia Homes	100 units							
	Safety			-	-	-	-	-	-
	Access and Communications			-	-	-	-	-	-
	HVAC and Utilities	Electrical		-	-	250,000	-	-	250,000
	Envelope	Roof		-	-	250,000	-	-	250,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	-	500,000	-	-	500,000
MA002000262	Hassan Apartments	100 units							
	Safety			-	-	-	-	-	-
	Access and Communications			-	-	-	-	-	-
	HVAC and Utilities			-	-	-	-	-	-
	Envelope	Roof		-	-	350,000	-	-	350,000
	Envelope	Windows		-	-	1,100,000	500,000	-	1,600,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	-	1,450,000	500,000	-	1,950,000
MA002000270	Spring Street	104 units							
	Safety			-	-	-	-	-	-
	Access and Communications	Intercoms		-	50,000	-	-	-	50,000
	HVAC and Utilities	Ventilation		-	-	1,100,000	-	-	1,100,000
	Envelope	Siding	200,000	-	300,000	-	-	-	500,000
	Envelope	Windows	-	-	700,000	900,000	-	-	1,600,000
	Apartment Interiors	Flooring	350,000	-	-	-	-	-	350,000
	Site and Outdoor Amenities		-	-	-	-	-	-	-
	Non-Dwelling		-	-	-	-	-	-	-
	Subtotal			550,000	1,050,000	2,000,000	-	-	3,600,000
MA002000272	Roslyn Apartments	119 units							
	Safety			-	-	-	-	-	-
	Access and Communications	Elevators		-	400,000	100,000	-	-	500,000
	HVAC and Utilities			-	-	-	-	-	-
	Envelope	Roofs		-	680,000	250,000	-	-	930,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities	Patio/Dump Encl		-	365,000	-	-	-	365,000
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	1,445,000	350,000	-	-	1,795,000

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				2026	2027	2028	2029	2030	5-Year Total
MA002000277	Bellflower	114 units							
	Safety			-	-	-	-	-	-
	Access and Communications		Elevators	-	-	-	-	300,000	300,000
	HVAC and Utilities			-	-	-	-	-	-
	Envelope		Windows	-	-	-	-	200,000	200,000
	Envelope		Masonry	-	-	-	-	200,000	200,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	-	-	-	700,000	700,000
MA002000283	Peabody Square	103 units							
	Safety			-	-	-	-	-	-
	Access and Communications			-	-	-	-	-	-
	HVAC and Utilities			-	-	-	-	-	-
	Envelope		Windows	-	-	900,000	900,000	-	1,800,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	-	900,000	900,000	-	1,800,000
MA002000290	Malone Apartments	102 units							
	Safety			-	-	-	-	-	-
	Access and Communications		Intercoms	-	50,000	-	-	-	50,000
	HVAC and Utilities		Load Centers	-	150,000	-	-	-	150,000
	Envelope		Siding	-	250,000	-	-	-	250,000
	Envelope		Windows	-	250,000	-	260,000	-	510,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	700,000	-	260,000	-	960,000
MA002000295	Commonwealth Elderly	116 units							
	Safety			-	-	-	-	-	-
	Access and Communications			-	-	-	-	-	-
	HVAC and Utilities			-	250,000	-	-	-	250,000
	Envelope			-	250,000	-	-	-	250,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	500,000	-	-	-	500,000
MA002000298	Hampton House	78 units							
	Safety			-	-	-	-	-	-
	Access and Communications		Elevator	-	-	1,800,000	-	-	1,800,000
	HVAC and Utilities			-	-	-	-	-	-
	Envelope		Windows	-	550,000	300,000	-	-	850,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	550,000	2,100,000	-	-	2,650,000
MA002000299	Washington Manor	77 units							
	Safety			-	-	-	-	-	-
	Access and Communications		Elevators	-	-	1,800,000	-	-	1,800,000
	HVAC and Utilities			-	-	-	-	-	-
	Envelope		Windows	-	475,000	400,000	-	-	875,000
	Apartment Interiors			-	-	-	-	-	-
	Site and Outdoor Amenities			-	-	-	-	-	-
	Non-Dwelling			-	-	-	-	-	-
	Subtotal			-	475,000	2,200,000	-	-	2,675,000
Subtotal	ELDERLY / DISABLED	3360 units		2,775,000	14,950,000	15,175,000	13,717,000	9,538,000	56,155,000
Total		7517 units		36,034,204	36,034,204	36,034,204	36,034,204	36,034,204	180,171,020