

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 04/27/2020

Approved By: THUMAR, BALUBHAI

Part I: Summary						
PHA Name : Irvington Housing Authority		Locality (City/County & State)				
PHA Number: NJ037		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	AUTHORITY-WIDE	\$619,983.89	\$599,983.89	\$594,433.60	\$598,134.08	\$598,134.08
	CAMPTOWN GARDENS (NJ037000001)	\$422,692.00	\$45,000.00	\$45,000.00	\$59,787.00	\$43,163.92
	CAMPTOWN GARDENS (NJ037000002)	\$150,000.00	\$100,000.00	\$95,000.00	\$69,787.00	\$100,000.00
	CAMPTOWN GARDENS (NJ037000003)	\$148,841.11	\$96,314.11	\$106,864.40	\$113,589.92	\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$619,983.89
ID0001	Management Improvement(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	System Improvement other, staff training		\$59,246.00
ID0002	Administration(Administration (1410)-Salaries)	Administration - salaries		\$53,711.00
ID0003	Operations(Operations (1406))	Operations		\$45,639.00
ID0004	Bond Debt(Bond Debt Obligation (9001))	Bond debt services		\$395,748.89
ID0005	Contract Administration(Contract Administration (1480)-Other)	A & E Services Modernization		\$65,639.00
	CAMPTOWN GARDENS (NJ037000001)			\$422,692.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0006	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Windows)	Non-dwelling exterior, lighting		\$30,000.00
ID0007	non dwelling site work(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)	fencing landscape lighting signage site utilities		\$50,000.00
ID0065	Non-dwelling construction-new construction(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Construction-New Construction (1480)-Other)	new construction- demolition security fencing moving expenses boarding up property security other		\$342,692.00
	CAMPTOWN GARDENS (NJ037000002)			\$150,000.00
ID0008	ELEVATOR UPGRADE(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Other)	Elevator Upgrade		\$50,000.00
ID0009	Non -Dwelling Interior(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	non-dwelling interior, Electrical mechanical plumbing appliances		\$50,000.00
ID0037	non dwelling site work(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)	fencing landscape lighting signage site utilities		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CAMPTOWN GARDENS (NJ037000003)			\$148,841.11
ID0010	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	appliances electrical mechanical plumbing other		\$50,000.00
ID0011	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Windows)	Windows, doors		\$12,527.00
ID0012	Non-dwelling construction-mechanical(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	electric, elevator, fire alarm, other		\$26,314.11
ID0038	non dwelling site work(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities)	fencing landscape lighting signage site utilities		\$60,000.00
	Subtotal of Estimated Cost			\$1,341,517.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$599,983.89
ID0013	Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff training system improvements other		\$59,246.00
ID0014	Administration(Administration (1410)-Salaries)	Salaries		\$53,711.00
ID0015	Operations(Operations (1406))	Operations		\$45,639.00
ID0016	Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligatin		\$395,748.89
ID0017	Contract Administration(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A&E services modernization		\$45,639.00
	CAMPTOWN GARDENS (NJ037000001)			\$45,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0018	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	appliances electrical interior doors mechanical plumbing other		\$30,000.00
ID0019	DWELLING UNIT EXTERIOR(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	exterior doors exterior lighting windows other		\$15,000.00
	CAMPTOWN GARDENS (NJ037000002)			\$100,000.00
ID0020	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	appliances electrical mechanical plumbing other		\$45,000.00
ID0021	Non-Dwelling Exterior(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	exterior doors exterior lighting roofs stairwells windows other		\$30,000.00
ID0022	Non-dwelling construction-mechanical(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)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	electric elevator fire suppression system fire alarm trash compactors other		\$25,000.00
	CAMPTOWN GARDENS (NJ037000003)			\$96,314.11

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0023	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	appliances electrical mechanical plumbing other		\$40,000.00
ID0024	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Windows)	doors lighting stairwells and fire escapes windows other		\$25,000.00
ID0025	Non-dwelling construction-mechanical(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)-Trash Compactor)	electric fire suppression system trash compactor security-fire alarm other		\$31,314.11
	Subtotal of Estimated Cost			\$841,298.00

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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 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$594,433.60
ID0026	Management improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	staff training system improvement other		\$59,246.00
ID0027	Administration(Administration (1410)-Salaries)	Salaries		\$53,711.00
ID0028	Other(operations)(Operations (1406))	Operations		\$45,639.00
ID0029	Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		\$390,198.60
ID0030	Contract Administration(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A&E Services modernization		\$45,639.00
	CAMPTOWN GARDENS (NJ037000001)			\$45,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0031	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	electrical interior doors interior painting mechanical plumbing other		\$45,000.00
	CAMPTOWN GARDENS (NJ037000002)			\$95,000.00
ID0032	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	electrical interior doors interior painting mechanical plumbing other		\$45,000.00
ID0034	Non -Dwelling Interior(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	appliances common area bathrooms, flooring, painting doors electrical laundry area mechanical other		\$50,000.00
	CAMPTOWN GARDENS (NJ037000003)			\$106,864.40
ID0033	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Interior Doors)	electrical interior doors interior painting mechanical plumbing other		\$45,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0035	Non - Dwelling Interior(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	appliances common area bathrooms, flooring, painting doors electrical laundry area mechanical other		\$50,000.00
ID0036	Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage)	dumpsters electric fence painting landscape lighting parking signage other		\$11,864.40
	Subtotal of Estimated Cost			\$841,298.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$598,134.08
ID0039	Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	system improvement other, staff training		\$59,246.00
ID0040	Administration(Administration (1410)-Salaries)	salaries		\$53,711.00
ID0041	Other(operations)(Operations (1406))	Operations		\$45,639.00
ID0042	Bond Debt Obligations(Bond Debt Obligation (9001))	Bond DebtObligations		\$393,899.08
ID0043	Contract Administration(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A&E Services modernization		\$45,639.00
	CAMPTOWN GARDENS (NJ037000002)			\$69,787.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0044	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other)	doors lighting other		\$25,000.00
ID0048	Non-dwelling construction-mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator)	elevator		\$19,787.00
ID0051	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking)	landings and railings paint and caulking doors lighting		\$25,000.00
	CAMPTOWN GARDENS (NJ037000001)			\$59,787.00
ID0045	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other)	doors lighting other		\$25,000.00
ID0047	Non-dwelling construction-mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator)	elevator		\$14,787.00
ID0050	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking)	landings and railings paint and caulking doors lighting		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CAMPTOWN GARDENS (NJ037000003)			\$113,589.92
ID0046	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other)	doors lighting other		\$25,000.00
ID0049	Non-dwelling construction-mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator)	elevator		\$19,787.00
ID0052	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Paint and Caulking)	landings and railings paint and caulking doors lighting		\$25,000.00
ID0053	Non-dwelling construction-mechanical(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	boiler		\$43,802.92
	Subtotal of Estimated Cost			\$841,298.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$598,134.08
ID0054	Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	system improvement other, staff training		\$59,246.00
ID0055	Administration(Administration (1410)-Salaries)	salaries		\$53,711.00
ID0056	Other(operations)(Operations (1406))	operations		\$45,639.00
ID0057	Bond Debt Obligations(Bond Debt Obligation (9001))	Bond Debt Obligations		\$393,899.08
ID0058	Contract Administration(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A&E Services modernization		\$45,639.00
	CAMPTOWN GARDENS (NJ037000001)			\$43,163.92

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0059	Non-dwelling construction-mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator		\$20,000.00
ID0064	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	appliances electrical interior doors interior painting kitchen cabinets mechanical other		\$23,163.92
	CAMPTOWN GARDENS (NJ037000002)			\$100,000.00
ID0060	Non-dwelling construction-mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator		\$50,000.00
ID0062	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	appliances electrical interior doors interior painting kitchen cabinets mechanical other		\$50,000.00
	CAMPTOWN GARDENS (NJ037000003)			\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0061	Non-dwelling construction-mechanical(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator		\$50,000.00
ID0063	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	appliances electrical interior doors interior painting kitchen cabinets mechanical other		\$50,000.00
	Subtotal of Estimated Cost			\$841,298.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvement(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$59,246.00
Administration(Administration (1410)-Salaries)	\$53,711.00
Operations(Operations (1406))	\$45,639.00
Bond Debt(Bond Debt Obligation (9001))	\$395,748.89
Contract Administration(Contract Administration (1480)-Other)	\$65,639.00
Subtotal of Estimated Cost	\$619,983.89

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$59,246.00
Administration(Administration (1410)-Salaries)	\$53,711.00
Operations(Operations (1406))	\$45,639.00
Bond Debt Obligation(Bond Debt Obligation (9001))	\$395,748.89
Contract Administration(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$45,639.00
Subtotal of Estimated Cost	\$599,983.89

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$59,246.00
Administration(Administration (1410)-Salaries)	\$53,711.00
Other(operations)(Operations (1406))	\$45,639.00
Bond Debt Obligation(Bond Debt Obligation (9001))	\$390,198.60
Contract Administration(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$45,639.00
Subtotal of Estimated Cost	\$594,433.60

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$59,246.00
Administration(Administration (1410)-Salaries)	\$53,711.00
Other(operations)(Operations (1406))	\$45,639.00
Bond Debt Obligations(Bond Debt Obligation (9001))	\$393,899.08
Contract Administration(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$45,639.00
Subtotal of Estimated Cost	\$598,134.08

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$59,246.00
Administration(Administration (1410)-Salaries)	\$53,711.00
Other(operations)(Operations (1406))	\$45,639.00
Bond Debt Obligations(Bond Debt Obligation (9001))	\$393,899.08
Contract Administration(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$45,639.00
Subtotal of Estimated Cost	\$598,134.08