

Capital Fund Program - Five-Year Action Plan

Part I: Summary						
PHA Name: Morris County Housing Authority		Locality (City/County & State)				
PHA Number: NJ092		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2018	Work Statement for Year 2 2019	Work Statement for Year 3 2020	Work Statement for Year 4 2021	Work Statement for Year 5 2022
	MORRIS COUNTY HOUSING (NJ092000101)	\$477,864.00	\$477,864.00	\$477,864.00	\$477,864.00	\$477,864.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MORRIS COUNTY HOUSING (NJ092000101)			\$477,864.00
ID0001	Windows and A/C Sleeves(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Other)	Replacement of apartment windows and installation of A/C Sleeves at Peer Place (207). Used in conjunction with the approved CFP FY2017. Project estimate requires the combination of funds for FY 2017 and FY 2018.		\$396,318.10
ID0007	Management Improvement(Management Improvement (1408)-Other)	computer upgrades		\$5,000.00
ID0008	Administration(Administration (1410)-Other)	newspaper ads		\$1,000.00
ID0009	Operations(Operations (1406))	Salaries, employee benefits		\$35,000.00
ID0010	Debt Service(Debt Service Bond Payment-Paid by PHA (1501))	annual payment		\$20,545.90
ID0016	Architecture & Engineering(Contract Administration (1480)-Other Fees and Costs)	costs and fees		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2018	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Subtotal of Estimated Cost			\$477,864.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2019	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MORRIS COUNTY HOUSING (NJ092000101)			\$477,864.00
ID0002	Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (not cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace bathrooms at Bennett Ave, (32)		\$352,936.48
ID0011	Management Improvements(Management Improvement (1408)-Other)	replace computers		\$5,000.00
ID0012	Administration(Administration (1410)-Other)	Newspaper ads		\$1,000.00
ID0013	Architecture & Engineering(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs		\$25,000.00
ID0014	Operations(Operations (1406))	Salaries & benefits		\$75,000.00
ID0015	Debt Service(Debt Service Bond Payment-Paid by PHA (1501))	Annual payment		\$18,927.52

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2019	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Subtotal of Estimated Cost			\$477,864.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2020	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MORRIS COUNTY HOUSING (NJ092000101)			\$477,864.00
ID0003	Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace bathrooms at Green Pond Village (40)		\$352,936.48
ID0017	Management Improvements(Management Improvement (1408)-Other)	computer software upgrades		\$5,000.00
ID0018	Administration(Administration (1410)-Other)	Newspaper ads		\$1,000.00
ID0019	Operations(Operations (1406))	Salaries & benefits		\$75,000.00
ID0020	Architecture & Engineering(Contract Administration (1480)-Other Fees and Costs)	fees & costs		\$25,000.00
ID0021	Debt Service(Debt Service Bond Payment-Paid by PHA (1501))	Annual payment		\$18,927.52

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2020	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
	Subtotal of Estimated Cost			\$477,864.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MORRIS COUNTY HOUSING (NJ092000101)			\$477,864.00
ID0004	Sidewalks & Entrances(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Replace sidewalks and entrances at Green Pond Village and Peer Place. Replace sidewalks at India Brook Village		\$353,742.74
ID0022	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training)	Computer software upgrades, staff training		\$5,000.00
ID0023	Administration(Administration (1410)-Sundry)	Newspaper ads		\$1,000.00
ID0024	Architecture & Engineering(Contract Administration (1480)-Other Fees and Costs)	other costs & fees		\$25,000.00
ID0025	Operations(Operations (1406))	Salaries & benefits		\$75,000.00
ID0026	Debt Service(Debt Service Bond Payment-Paid by PHA (1501))	Annual payment		\$18,121.26

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Subtotal of Estimated Cost			\$477,864.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	MORRIS COUNTY HOUSING (NJ092000101)			\$477,864.00
ID0005	Siding & locks(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	Replace siding & locks at Peer Place (8)		\$354,544.73
ID0027	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	computer upgrades		\$5,000.00
ID0028	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	Newspaper ads		\$1,000.00
ID0029	Operations(Operations (1406))	Salaries & benefits		\$75,000.00
ID0030	Architecture & Engineering(Contract Administration (1480)-Other Fees and Costs)	other fees and costs		\$25,000.00
ID0031	Debt Service (Debt Service Bond Payment-Paid by PHA (1501))	Annual Payment		\$17,319.27

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Subtotal of Estimated Cost			\$477,864.00