

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Irvington Housing Authority		Locality (City/County & State)				
PHA Number: NJ037		☒ 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
	AUTHORITY-WIDE	\$635,482.00	\$635,482.00	\$635,482.00	\$635,482.00	\$635,482.00
	CAMPTOWN GARDENS (NJ037000002)	\$855,181.00	\$830,181.00	\$375,000.00	\$1,130,181.00	\$1,130,181.00
	CAMPTOWN GARDENS (NJ037000001)	\$75,000.00	\$25,000.00	\$25,000.00	\$25,000.00	
	CAMPTOWN GARDENS (NJ037000003)	\$250,000.00	\$325,000.00	\$780,181.00	\$25,000.00	\$50,000.00

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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 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$635,482.00
ID0000283	FG - Administration(Administration (1410)-Salaries)	Administrative Salaries + Benefits		\$181,566.00
ID0000284	FG - Other (Operations)(Operations (1406))	PHA Operations Support		\$453,916.00
	CAMPTOWN GARDENS (NJ037000002)			\$855,181.00
ID0000285	FG - Project Management(Contract Administration (1480)-Other Fees and Costs)	Project manager to manage the IHA redevelopment activities		\$25,000.00
ID0000288	FG - Elevator Modernization(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Modernize 2 Passenger elevators in the AMP 2 property.		\$805,181.00
ID0000291	FG - Legal & Professional Fees(RAD (1503))	Legal & Professional Fees associated with the redevelopment and repositioning of IHA Public Housing		\$25,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CAMPTOWN GARDENS (NJ037000001)			\$75,000.00
ID0000286	FG - Project Management(Contract Administration (1480)-Other Fees and Costs)	Project manager to manage the IHA redevelopment activities		\$25,000.00
ID0000290	FG - Legal & Professional Fees(RAD (1503))	Legal & Professional Fees associated with the redevelopment and repositioning of IHA Public Housing		\$50,000.00
	CAMPTOWN GARDENS (NJ037000003)			\$250,000.00
ID0000287	FG - Project Management(Contract Administration (1480)-Other Fees and Costs)	Project manager to manage the IHA redevelopment activities		\$25,000.00
ID0000289	FG - Tenant Relocation(RAD (1503))	Tenant Relocation associated with the redevelopment activities for AMP 3		\$200,000.00
ID0000292	FG - Legal & Professional Fees(RAD (1503))	Legal & Professional Fees associated with the redevelopment and repositioning of IHA Public Housing		\$25,000.00

Form HUD-50075.2(4/2008)

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$635,482.00
ID0000293	FG - Administration(Administration (1410)-Salaries)	Administrative Salaries + Benefits		\$181,566.00
ID0000294	FG - Other (Operations)(Operations (1406))	PHA Operations Support		\$453,916.00
	CAMPTOWN GARDENS (NJ037000002)			\$830,181.00
ID0000295	FG - Project Management(Contract Administration (1480)-Other Fees and Costs)	Project manager to manage the IHA redevelopment activities		\$25,000.00
ID0000298	FG - Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace 2 Boilers in the AMP 2 property.		\$300,000.00
ID0000300	FG - Legal & Professional Fees(RAD (1503))	Legal & Professional Fees associated with the redevelopment and repositioning of IHA Public Housing		\$100,000.00

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000302	FG - Tenant Relocation(RAD (1503))	Tenant Relocation associated with the redevelopment activities for AMP 3		\$405,181.00
	CAMPTOWN GARDENS (NJ037000001)			\$25,000.00
ID0000296	FG - Project Management(Contract Administration (1480)-Other Fees and Costs)	Project manager to manage the IHA redevelopment activities		\$25,000.00
	CAMPTOWN GARDENS (NJ037000003)			\$325,000.00
ID0000297	FG - Project Management(Contract Administration (1480)-Other Fees and Costs)	Project manager to manage the IHA redevelopment activities		\$25,000.00
ID0000299	FG - Tenant Relocation(RAD (1503))	Tenant Relocation associated with the redevelopment activities for AMP 3		\$200,000.00
ID0000301	FG - Legal & Professional Fees(RAD (1503))	Legal & Professional Fees associated with the redevelopment and repositioning of IHA Public Housing		\$100,000.00

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Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$635,482.00
ID0000303	FG - Administration(Administration (1410)-Salaries)	Administrative Salaries + Benefits		\$181,566.00
ID0000304	FG - Other (Operations)(Operations (1406))	PHA Operations Support (25% of grant)		\$453,916.00
	CAMPTOWN GARDENS (NJ037000003)			\$780,181.00
ID0000305	FG - RAD Construction(RAD (1503))	Modernization and renovations of dwelling units		\$405,181.00
ID0000308	FG - Project Management(Contract Administration (1480)-Other Fees and Costs)	Project manager to manage the IHA redevelopment activities		\$25,000.00
ID0000310	FG - Site Improvements (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)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting)	Site improvements to include parking lot asphalt, concrete sidewalk and curb repairs, light pole replacement, dumpster storage areas and landscaping.		\$250,000.00

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Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000312	FG - Legal & Professional Fees(RAD (1503))	Legal & Professional Fees associated with the redevelopment and repositioning of IHA Public Housing		\$100,000.00
	CAMPTOWN GARDENS (NJ037000002)			\$375,000.00
ID0000306	FG - Project Management(Contract Administration (1480)-Other Fees and Costs)	Project manager to manage the IHA redevelopment activities		\$25,000.00
ID0000309	FG - Site Improvements (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)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting)	Site improvements to include parking lot asphalt, concrete sidewalk and curb repairs, light pole replacement, dumpster storage areas and landscaping.		\$250,000.00
ID0000311	FG - Legal & Professional Fees(RAD (1503))	Legal & Professional Fees associated with the redevelopment and repositioning of IHA Public Housing		\$100,000.00
	CAMPTOWN GARDENS (NJ037000001)			\$25,000.00
ID0000307	FG - Project Management(Contract Administration (1480)-Other Fees and Costs)	Project manager to manage the IHA redevelopment activities		\$25,000.00

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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
	AUTHORITY-WIDE (NAWASD)			\$635,482.00
ID0000313	FG - Administration(Administration (1410)-Salaries)	Administrative Salaries + Benefits		\$181,566.00
ID0000314	FG - Other (Operations)(Operations (1406))	PHA Operations Support		\$453,916.00
	CAMPTOWN GARDENS (NJ037000002)			\$1,130,181.00
ID0000315	FG - RAD Construction(RAD (1503))	Modernization and renovations of dwelling units		\$1,105,181.00
ID0000316	FG - Project Management(Contract Administration (1480)-Other Fees and Costs)	Project manager to manage the IHA redevelopment activities		\$25,000.00
	CAMPTOWN GARDENS (NJ037000001)			\$25,000.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$635,482.00
ID0000319	FG - Administration(Administration (1410)-Salaries)	Administrative Salaries + Benefits		\$181,566.00
ID0000320	FG - Other (Operations)(Operations (1406))	PHA Operations Support		\$453,916.00
	CAMPTOWN GARDENS (NJ037000002)			\$1,130,181.00
ID0000321	FG - RAD Construction(RAD (1503))	Modernization and renovations of dwelling units		\$1,105,181.00
ID0000322	FG - Project Management(Contract Administration (1480)-Other Fees and Costs)	Project manager to manage the IHA redevelopment activities		\$25,000.00
	CAMPTOWN GARDENS (NJ037000003)			\$50,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
FG - Administration(Administration (1410)-Salaries)	\$181,566.00
FG - Other (Operations)(Operations (1406))	\$453,916.00
Subtotal of Estimated Cost	\$635,482.00

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Work Statement for Year 4 2029	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
FG - Administration(Administration (1410)-Salaries)	\$181,566.00
FG - Other (Operations)(Operations (1406))	\$453,916.00
Subtotal of Estimated Cost	\$635,482.00

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Part III: 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	
FG - Administration(Administration (1410)-Salaries)	\$181,566.00
FG - Other (Operations)(Operations (1406))	\$453,916.00
Subtotal of Estimated Cost	\$635,482.00