

Autoridad de Vivienda de la ciudad de Jersey (JCHA) Programa de fondos de capital (CFP) 5 - Plan de Acción Año AF 2021 - AF 2025

Borrador de agosto de 2021

Programa de fondos de capital (CFP)

I. Descripción del contenido del plan de acción quinquenal de la PPC

La JCHA ha desarrollado un Plan de Acción de 5 años de CFP que describe las mejoras de capital necesarias para garantizar la viabilidad física y social a largo plazo de los desarrollos de vivienda pública de JCHA . El Plan cubre el período FFY 2021 - FFY 2025 y se actualizará anualmente de manera continua.

El costo estimado asociado a cada proyecto identificado se basa en el costo histórico de JCHA para proyectos similares y no se finalizará hasta que JCHA contrate a sus Consejos de Inquilinos y su Junta Asesora de Inquilinos.

Todos los elementos identificados en este Plan de acción quinquenal de la CFP están sujetos a una revisión ambiental que se obtendrá. Se llevarán a cabo autorizaciones ambientales CFR Parte 58, o se puede requerir una autorización suplementaria de fondos adicionales para proyectos previamente autorizados.

La definición de JCHA de "Desviación sustancial" y "Enmienda o modificación significativa" se proporciona como anexo. La Sección (iii) de la Definición identifica los criterios de JCHA para determinar una enmienda o modificación significativa al Plan de Acción de 5 años del CFP.

II. Se adjunta el plan de acción quinquenal del CFP para el año fiscal 2021.

III. Definición de "Desviación sustancial" y "Enmienda o modificación significativa"

De acuerdo con las regulaciones de HUD en 24 CFR 903.7 (r) y 24 CFR 905.3, JCHA ha definido los criterios básicos que se utilizarán para determinar: (i) una desviación sustancial de su plan de 5 años; (ii) enmiendas o modificaciones significativas a los planes PHA quinquenales y anuales; y (iii) enmiendas o modificaciones significativas al Plan de acción quinquenal del Programa de

Fondos de Capital (CFP). Antes de implementar cambios que cumplan con dichos criterios, JCHA presentará para la aprobación de HUD, un Plan revisado que cumpla con los requisitos completos del proceso público , incluida la revisión y consulta de la Junta Asesora de Inquilinos .

Los criterios de JCHA, tal como se definen a continuación, son aplicables a todos los componentes de la CFP, incluidos: subvenciones del Fondo de capital; Subvenciones para desastres; Asignaciones del Programa de Financiamiento de Fondos de Capital (CFFP); así como cualquier nuevo o componentes de fórmulas futuras como el Financiamiento de Transición para Demolición y Disposición (DDTF).

(i) Criterios para definir una "Desviación sustancial" del plan quinquenal:

- Un cambio importante en la dirección de JCHA con respecto a su misión y objetivos constituiría una "desviación sustancial" del plan quinquenal de la agencia.
- Los ejemplos incluyen la realización de nuevas actividades del programa, estrategias de desarrollo o iniciativas de financiamiento que de otra manera no promueven la misión y los objetivos declarados de JCHA como se articulan en el Plan de 5 años.

(ii) Criterios para definir una "Enmienda o Modificación Significativa" de los Planes de PHA de 5 años y Anuales:

- Cambios en el alquiler, las políticas de admisión o la organización de las listas de espera en el Programa de Vivienda Pública que afectarán a más del 10% de los solicitantes y / o hogares asistidos por el Programa.
- Cambios en el alquiler, las políticas de admisión o la organización de las listas de espera en el Programa de Vales de Elección de Vivienda que afectarán a más del 10% de los solicitantes y / o hogares asistidos por el Programa.
- Cambios sustanciales en las actividades de demolición, disposición, vivienda designada, propiedad de vivienda o conversión identificados en los planes anuales o quinquenales actuales aprobados por HUD.

(iii) Criterios para definir la "Enmienda o Modificación Significativa" del Plan de Acción de 5 Años del Programa de Fondos de Capital (CFP) :

- Las propuestas de demolición, disposición, propiedad de vivienda, financiamiento del Fondo de Capital, desarrollo o financiamiento mixto se considerarán enmiendas significativas al Plan de Acción de 5 años del CFP.
- Adiciones de elementos de trabajo que no son de emergencia no incluidos en la Declaración anual actual de CFP o el Plan de acción de 5 años de CFP que superan los \$ 3 millones.

(iv) Excepciones:

- Los cambios bajo las definiciones anteriores que se requieren debido a las regulaciones de HUD, estatutos federales, leyes / ordenanzas estatales o locales , o como resultado de una emergencia nacional o local declarada, no se considerarán una desviación sustancial o una enmienda / modificación significativa.
- Los cambios bajo las definiciones anteriores que sean financiados por cualquier fuente que no sean fondos federales no requerirán enmiendas o modificaciones al Plan .

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority City of Jersey City			Locality (City/County & State)			
PHA Number: NJ009			<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 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	HUDSON GRDNS (NJ009000004)	\$993,021.34	\$1,040,624.40	\$1,047,783.71	\$1,093,098.68	\$1,124,140.76
	HOLLAND GRDNS (NJ009000005)	\$761,790.48	\$830,384.30	\$771,422.36	\$838,625.71	\$857,636.56
	CURRIES WOODS (NJ009000008)	\$582,970.68	\$660,592.16	\$715,155.77	\$667,205.62	\$683,132.00
	BERRY GRDNS (NJ009000009)	\$1,106,822.64	\$1,232,358.37	\$1,392,477.29	\$1,244,707.33	\$1,277,294.14
	MARION GRDNS (NJ009000002)	\$964,200.52	\$1,024,281.02	\$1,155,964.70	\$1,160,818.21	\$1,196,227.13
	BOOKER T WASHINGTON APTS (NJ009000003)	\$1,000,384.83	\$1,050,404.67	\$1,073,116.27	\$1,165,783.23	\$1,192,637.57
	MONTGOMERY GRDNS (NJ009000006)	\$47,851.53	\$325,359.98	\$48,314.07	\$48,797.53	\$50,081.12
	DWIGHT STREET HOMES (NJ009000010)	\$26,227.90	\$26,300.49	\$26,481.42	\$26,766.44	\$27,449.96
	THOMAS STEWART APTS (NJ009000016)	\$838,190.08	\$917,936.61	\$926,425.41	\$996,768.25	\$1,010,308.76
	MONTGOMERY FAMILY I (NJ009000026)	\$257,376.00				

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HUDSON GRDNS (NJ009000004)			\$993,021.34
ID0021	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$20,853.25
ID0023	Mechanical & Electrical-Lighting(Non-Dwelling Interior (1480)-Electrical)	Mechanical & Electrical-Lighting		\$22,423.00
ID0333	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$106.00
ID0346	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$6,021.00
ID0348	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$16,021.00
ID0350	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation		\$6,021.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0356	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$18,430.42
ID0360	Dwelling Structures-Paint Staircase Walls(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Staircase Walls		\$13,247.00
ID0361	Dwelling Structures-Replace Staircase Windows(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Dwelling Structures-Replace Staircase Windows		\$26,021.00
ID0365	Dwelling Structures -All Entrance Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures -All Entrance Doors		\$917.00
ID0366	Non-Dwelling-intercom & Bells(Non-Dwelling Interior (1480)-Other)	Non-Dwelling-intercom & Bells		\$1,834.00
ID0367	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$35,106.00
ID0368	Dwelling Structures- Doors:(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures- Doors		\$16,021.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0369	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Vacancy Refurbishment		\$111,348.56
ID0370	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$6,021.00
ID0371	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$16,021.00
ID0373	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Pump Refurb/Zone Control		\$6,021.00
ID0377	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$6,021.00
ID0379	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$12,042.00
ID0381	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$21,093.68

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0382	Dwelling Structures-Stairway Tiling(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stairway Tiling		\$12,042.00
ID0384	Operations(Operations (1406))	Operations		\$318,988.06
ID0386	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$85,063.48
ID0387	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$111,662.49
ID0391	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$15,053.00
ID0392	Site Improvements-Playground Equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Site Improvements-Playground Equipment		\$10,009.98
ID0400	Dwelling Structures-Heating/Boiler Refurbishing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Heating/Boiler Refurbishing		\$15,053.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0402	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$19,032.00
ID0410	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$15,495.42
ID0443	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$19,032.00
ID1032	Site Improvements(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)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site Improvements		\$10,000.00
	HOLLAND GRDNS (NJ009000005)			\$761,790.48
ID0029	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$29,194.55
ID0032	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)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Site Utilities)	Site Improvements		\$23,890.73

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0451	Site Improvements-Playground Drainage(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Storm Drainage)	Site Improvements-Playground Drainage		\$5,803.00
ID0452	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$12,903.00
ID0454	Dwelling Structures-Replace Staircase Windows(Non-Dwelling Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Windows)	Dwelling Structures-Replace Staircase Windows		\$21,613.00
ID0455	Site Improvements-Sidewalk Resurfaced & trip Hazards(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site Improvements-Sidewalk Resurfaced & trip Hazards		\$522.00
ID0457	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$21,742.00
ID0458	Dwelling Structures- Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures- Doors		\$1,742.00
ID0460	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$3,428.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0461	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$11,161.00
ID0462	Dwelling Structures-Heating/Boiler Refurbishing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Heating/Boiler Refurbishing		\$11,742.00
ID0463	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$1,742.00
ID0464	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$2,903.00
ID0465	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$581.00
ID0466	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$1,742.00
ID0467	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$1,161.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0469	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$11,161.00
ID0474	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation		\$2,323.00
ID0475	Dwelling Structures-Boiler Replacement and Decentralization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Replacement and Decentralization		\$522.00
ID0480	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$17,012.70
ID0486	Dwelling Structures-Paint Staircase Walls(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Staircase Walls		\$11,613.00
ID0491	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$41,613.00
ID0500	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$2,323.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0502	Dwelling Structures-Kitchen Modernizarion(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Kitchen Modernizarion		\$522.00
ID0503	Dwelling Structures-Bathroom Modernization: Minor(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),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)-Tubs and Showers)	Dwelling Structures-Bathroom Modernization: Minor		\$75,483.00
ID0506	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$39,550.66
ID0507	Operations(Operations (1406))	Operations		\$212,658.71
ID0509	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$22,332.50
ID0563	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$70,886.24
ID0967	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$81,093.69

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0968	Non-Dwelling Equipment-Upgrade Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Upgrade Cameras		\$20,825.70
	CURRIES WOODS (NJ009000008)			\$582,970.68
ID0036	Operations(Operations (1406))	Operations		\$159,494.03
ID0039	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$16,682.60
ID0040	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)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$23,556.98
ID0594	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$113,417.98
ID0598	Dwelling Structures(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$9,542.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0601	Site Improvements-Playground Equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Site Improvements-Playground Equipment		\$1,236.00
ID0602	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$13,470.00
ID0603	Site Improvements-Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Site Work (1480)-Landscape)	Site Improvements-Landscaping		\$1,238.00
ID0605	Dwelling Structures-Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures-Doors		\$4,693.00
ID0606	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,128.00
ID0607	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$4,693.00
ID0614	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$25,519.04

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0620	Dwelling Structures-Paint Halls/Staircase Walls(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Paint Staircase Walls		\$5,646.00
ID0621	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$36,662.14
ID0629	Dwelling Structures-Floor Refurbished(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Floor Refurbished		\$62,585.00
ID0630	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$55,370.92
ID0631	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$30,389.99
ID0644	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$15,646.00
	BERRY GRDNS (NJ009000009)			\$1,106,822.64

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0048	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$20,853.25
ID0675	Site Improvements-Signage(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage)	Site Improvements-Signage		\$206.00
ID0681	Dwelling Structures-Upgrade Heating System in Apartments(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Upgrade Heating System in Apartments		\$24,160.00
ID0682	Site Improvements-Parking Gate Operators(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking)	Site Improvements-Parking Gate Operators		\$416.00
ID0684	Site Improvements-Exterior Benches(Dwelling Unit-Site Work (1480)-Other)	Site Improvements-Exterior Benches		\$624.00
ID0685	Dwelling Structures- Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures-Doors		\$4,160.00
ID0686	Dwelling Structures-Replacement of Door Closures at Staircase(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Replacement of Door Closures		\$1,040.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0687	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$2,080.00
ID0688	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$15,832.00
ID0690	Dwelling Structures-Painting Halls/Stairs(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting Halls/Stairs		\$624.00
ID0691	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$1,040.00
ID0692	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$1,040.00
ID0693	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$1,248.00
ID0695	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$749.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0696	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$832.00
ID0697	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$333.00
ID0699	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$208.00
ID0700	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$1,040.00
ID0701	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$5,416.00
ID0702	Dwelling Structures-Bathroom Modernization: Minor(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)-Tubs and Showers)	Dwelling Structures-Bathroom Modernization: Minor		\$5,040.00
ID0703	Site Improvements-Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Site Improvements-Landscaping		\$1,475.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0704	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation		\$832.00
ID0707	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$1,475.00
ID0709	Dwelling Structures-Fire Pump Refurbishment(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Pump Refurbishment		\$624.00
ID0713	Operations(Operations (1406))	Operations		\$318,988.06
ID0714	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$19,848.15
ID0719	Non-Dwelling-Public Address System(Non-Dwelling Interior (1480)-Other)	Non-Dwelling-Public Address System		\$1,040.00
ID0728	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$102,080.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0733	Non-Dwelling-Elevator Shaft & Cont. Rm Wiring(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Other)	Non-Dwelling-Elevator Shaft & Cont. Rm Wiring		\$3,499.00
ID0737	Non-Dwelling Equipment-Compactor System Refurb(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Compactor System Refurb		\$416.00
ID0744	Dwelling Structures-Apt Window/Curtainwall Replacement(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Apt Window/Curtainwall Replacement		\$104,005.00
ID0745	Dwelling Structures- Building Structural(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures- Building Structural		\$54,160.00
ID0749	Non-Dwelling Structure-Handicapped Accessiblity Upgrades(Non-Dwelling Interior (1480)-Other)	Non-Dwelling Structure-Handicapped Accessiblity Upgrades		\$2,459.00
ID0752	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$141,772.47
ID0753	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$186,104.14

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0756	Non-Dwelling-Public Address System(Non-Dwelling Interior (1480)-Other)	Non-Dwelling-Public Address System		\$1,040.00
ID0759	Non-Dwelling-Elevator Rehab (Energy Efficiency)(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Other)	Non-Dwelling-Elevator Rehab (Energy Efficiency)		\$4,160.00
ID0770	Non-Dwelling-Elevator Shaft & Cont. Rm Wiring(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Non-Dwelling-Elevator Shaft & Cont. Rm Wiring		\$3,499.00
ID0785	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$31,640.53
ID0787	Non-Dwelling Structure-Handicapped Accessiblity Upgrades(Non-Dwelling Interior (1480)-Other)	Non-Dwelling Structure-Handicapped Accessiblity Upgrades		\$2,459.00
ID0970	Site Improvements(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting)	Site Improvements		\$20,643.05
ID0971	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$17,661.99

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARION GRDNS (NJ009000002)			\$964,200.52
ID0099	Site Improvements-Steam/Return(Non-Dwelling Site Work (1480)-Site Utilities)	Site Improvements-Steam/Return		\$1,284.00
ID0105	Site Improvements-Sidewalk Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site Improvements-Sidewalk Replacement		\$1,200.00
ID0107	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$2,800.00
ID0108	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,499.00
ID0109	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$12,598.00
ID0110	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$4,200.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0111	Dwelling Structures-Boiler Upgrade(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Upgrade		\$3,499.00
ID0112	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$1,400.00
ID0114	Dwelling Structures-Hot water System Convector Piping(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Hot water System Convector Piping		\$3,499.00
ID0118	Dwelling Structures-Mold/Mildew Remediation(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Mold/Mildew Remediation		\$6,160.00
ID0119	Dwelling Structures-Geothermal Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Geothermal Work Items		\$2,800.00
ID0120	Dwelling Structures-Tuck pointing/Brick(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Dwelling Structures-Tuck pointing/Brick		\$3,499.00
ID0121	Dwelling Structures-Pipe Insulation/Cathodic Protection(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation/Cathodic Protection		\$3,499.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0122	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$31,640.53
ID0123	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$1,473.00
ID0124	Operations(Operations (1406))	Operations		\$283,544.94
ID0126	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$92,152.11
ID0127	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$186,104.14
ID0128	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$83,413.01
ID0130	Dwelling Structures-Stairs(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stairs		\$5,599.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0131	Site Improvements-Fence(Non-Dwelling Site Work (1480)-Fencing)	Site Improvements-Fence		\$1,100.00
ID0132	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$6,999.00
ID0134	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$1,400.00
ID0140	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$1,400.00
ID0141	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$2,100.00
ID0142	Dwelling Structures-Hot water System Convectur Piping(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Hot water System Convectur Piping		\$3,499.00
ID0143	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$2,800.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0144	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$3,080.00
ID0145	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$3,080.00
ID0962	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Management Improvements		\$21,265.87
ID0963	Site Improvements(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Site Improvements		\$9,605.36
ID0965	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$161,094.71
ID1064	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$12,912.85
	BOOKER T WASHINGTON APTS (NJ009000003)			\$1,000,384.83

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0155	Operations(Operations (1406))	Operations		\$159,494.03
ID0188	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$19,848.15
ID0193	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$120,506.60
ID0197	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$186,104.14
ID0201	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$162,655.37
ID0204	Site Improvements-Steam/Return(Non-Dwelling Site Work (1480)-Site Utilities)	Site Improvements-Steam/Return		\$993.00
ID0208	Site Improvements-Sidewalk Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site Improvements-Sidewalk Replacement		\$2,473.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0213	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$4,947.00
ID0216	Site Improvements-Playground Equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Site Improvements-Playground Equipment		\$606.49
ID0221	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$6,295.00
ID0225	Dwelling Structures-Roof/Tuck pointing(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof/Tuck pointing		\$1,978.00
ID0229	Dwelling Structures- Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures-Doors		\$1,978.00
ID0232	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$14,346.00
ID0236	Dwelling Structures-Painting Halls/Stairs(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting Halls/Stairs		\$2,473.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0240	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$2,473.00
ID0244	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$1,978.00
ID0248	Dwelling Structures-LBP Abatement & Mold/Mildew Remediation(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-LBP Abatement & Mold/Mildew Remediation		\$3,957.00
ID0251	Dwelling Structures-Boiler Upgrade-Tube Replacement(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Dwelling Structures-Boiler Upgrade-Tube Replacement		\$990.00
ID0257	Dwelling Structures-Boiler Upgrade(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Upgrade		\$1,484.00
ID0260	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$1,978.00
ID0264	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$4,947.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0269	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$1,484.00
ID0272	Site Improvements-Sewer Pipeline Replacement Bldgs 2 &3(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Site Improvements-Sewer Pipeline Replacement Bldgs 2 &3		\$5,975.00
ID0276	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$990.00
ID0279	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$638.00
ID0283	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$1,978.00
ID0287	Site Improvements-Fence(Non-Dwelling Site Work (1480)-Fencing)	Site Improvements-Fence		\$990.00
ID0291	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$990.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0296	Dwelling Structures-Boiler Replacement and Decentralization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Replacement and Decentralization		\$93,986.00
ID0299	Dwelling Structures-Pipe Insulation/Cathodic Protection(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation/Cathodic Protection		\$990.00
ID0304	Dwelling Structures-Green Communities(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Green Communities		\$98,931.00
ID0308	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$52,734.21
ID0312	Dwelling Structures-Entrance Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Dwelling Structures-Entrance Doors		\$6,378.00
ID0316	Dwelling Structures-Window Screens(Dwelling Unit-Exterior (1480)-Windows)	Dwelling Structures-Window Screens		\$3,827.00
ID0320	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$12,912.85

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0321	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$3,828.00
ID0966	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$11,247.99
	MONTGOMERY GRDNS (NJ009000006)			\$47,851.53
ID0573	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$4,253.17
ID0959	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$22,332.50
ID0969	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$21,265.86
	DWIGHT STREET HOMES (NJ009000010)			\$26,227.90

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0826	Operations(Operations (1406))	Operations		\$17,721.56
ID0829	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$7,088.62
ID0961	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$1,417.72
	THOMAS STEWART APTS (NJ009000016)			\$838,190.08
ID0839	Site Improvements-Signage(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage)	Site Improvements-Signage		\$23.00
ID0841	Dwelling Structures- New Funiture in Common Areas(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-New Funiture in Common Areas		\$10,044.00
ID0842	Dwelling Structures- Exterior Funiture(Dwelling Unit-Exterior (1480)-Other)	Dwelling Structures-Exterior Funiture		\$5,067.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0843	Dwelling Structures-Tuck pointing(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Dwelling Structures-Tuck pointing		\$2,222.00
ID0844	Dwelling Structures-Install New Staircase (Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Install New Staircase		\$10,111.00
ID0846	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$5,133.00
ID0848	Non-Dwelling Equipment-Upgrade Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Upgrade Cameras		\$5,000.00
ID0854	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$5,022.00
ID0858	Non-Dwelling Equipment-Compactor System Refurb(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Compactor System Refurb		\$2,912.85
ID0862	Operations(Operations (1406))	Operations		\$301,266.49

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0863	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Management Improvements		\$14,177.25
ID0868	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$10,222.00
ID0873	Dwelling Structures-Replace Carpet in Hallway/Lobby(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Replace Carpet in Hallway/Lobby		\$2,170.00
ID0877	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$15,044.00
ID0879	Dwelling Structures-Paint Halls/Stair(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Halls/Stair		\$2,044.00
ID0880	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,022.00
ID0882	Dwelling Structures-Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Apartment Painting		\$2,116.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0883	Non-Dwelling-Elevator Shaft & Cont. Rm Wiring(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Other)	Non-Dwelling-Elevator Shaft & Cont. Rm Wiring		\$2,267.00
ID0884	Dwelling Structures-Heating/Boiler Refurbishing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Heating/Boiler Refurbishing		\$10,026.00
ID0887	Non-Dwelling Structure- Handicapped Accessibility Upgrades(Non-Dwelling Interior (1480)-Other)	Non-Dwelling Structure-Handicapped Accessibility Upgrades		\$2,312.00
ID0891	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$56,708.99
ID0892	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$29,776.66
ID0903	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$10,095.00
ID0905	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$105,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0914	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$31,640.53
ID0973	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$83,413.01
ID0974	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,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Site Improvements		\$24,381.05
ID0975	Dwelling Structures(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$86,973.25
	MONTGOMERY FAMILY I (NJ009000026)			\$257,376.00
ID0954	Construction of Mixed Finance Units(Dwelling Unit-Development (1480)-New Construction)	Construction of Mixed Finance Units		\$257,376.00
	Subtotal of Estimated Cost			\$6,578,836.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARION GRDNS (NJ009000002)			\$1,024,281.02
ID0976	Operations(Operations (1406))	Operations		\$284,329.68
ID0985	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$92,407.14
ID0994	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$21,324.73
ID1003	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$186,619.20
ID1011	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$96,920.80
ID1018	Site Improvements-Steam/Return(Non-Dwelling Site Work (1480)-Site Utilities)	Site Improvements-Steam/Return		\$1,284.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1019	Site Improvements-Sidewalk Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site Improvements-Sidewalk Replacement		\$1,200.00
ID1020	Site Improvements-Fence(Non-Dwelling Site Work (1480)-Fencing)	Site Improvements-Fence		\$1,100.00
ID1021	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$3,080.00
ID1022	Site Improvements(Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$12,240.00
ID1049	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$36,764.35
ID1065	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$15,003.94
ID1066	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$37,909.47

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1067	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,499.00
ID1068	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$12,598.00
ID1069	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$4,200.00
ID1070	Dwelling Structures-Boiler Upgrade(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Upgrade		\$3,499.00
ID1071	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$1,400.00
ID1072	Dwelling Structures-Hot water System Convactor Piping(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Hot water System Convactor Piping		\$3,499.00
ID1073	Dwelling Structures-Mold/Mildew Remediation(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Mold/Mildew Remediation		\$6,160.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1074	Dwelling Structures-Geothermal Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Geothermal Work Items		\$2,800.00
ID1075	Dwelling Structures-Tuck pointing/Brick(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Dwelling Structures-Tuck pointing/Brick		\$3,499.00
ID1076	Dwelling Structures-Pipe Insulation/Cathodic Protection(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation/Cathodic Protection		\$3,499.00
ID1077	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$1,473.00
ID1078	Dwelling Structures-Stairs(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stairs		\$5,599.00
ID1079	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$6,999.00
ID1080	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$1,400.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1081	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$1,400.00
ID1082	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$2,100.00
ID1083	Dwelling Structures-Hot water System Convactor Piping(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	Dwelling Structures-Hot water System Convactor Piping		\$3,499.00
ID1084	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$2,800.00
ID1085	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$3,080.00
ID1086	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$161,094.71
	BOOKER T WASHINGTON APTS (NJ009000003)			\$1,050,404.67

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0977	Operations(Operations (1406))	Operations		\$159,935.44
ID0986	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$120,840.11
ID0995	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$19,903.08
ID1004	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$186,619.20
ID1012	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$148,995.57
ID1023	Site Improvements-Steam/Return(Non-Dwelling Site Work (1480)-Site Utilities)	Site Improvements-Steam/Return		\$993.00
ID1024	Site Improvements-Sidewalk Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site Improvements-Sidewalk Replacement		\$2,473.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1025	Site Improvements-Sewer Pipeline Replacement Bldgs 2 &3(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Site Improvements-Sewer Pipeline Replacement Bldgs 2 &3		\$5,975.00
ID1027	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$1,978.00
ID1028	Site Improvements-Fence(Non-Dwelling Site Work (1480)-Fencing)	Site Improvements-Fence		\$990.00
ID1029	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)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Site Improvements		\$8,082.71
ID1050	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$61,273.92
ID1051	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$15,003.94
ID1087	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$4,947.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1088	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$6,295.00
ID1089	Dwelling Structures-Roof/Tuck pointing(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof/Tuck pointing		\$1,978.00
ID1090	Dwelling Structures- Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures-Doors		\$1,978.00
ID1091	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$14,346.00
ID1092	Dwelling Structures-Painting Halls/Stairs(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting Halls/Stairs		\$2,473.00
ID1093	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$2,473.00
ID1094	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$1,978.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1095	Dwelling Structures-LBP Abatement & Mold/Mildew Remediation(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-LBP Abatement & Mold/Mildew Remediation		\$3,957.00
ID1096	Dwelling Structures-Boiler Upgrade-Tube Replacement(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Upgrade-Tube Replacement		\$990.00
ID1097	Dwelling Structures-Boiler Upgrade(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Upgrade		\$1,484.00
ID1098	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$1,978.00
ID1099	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$4,947.00
ID1100	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$1,484.00
ID1101	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$990.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1102	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$638.00
ID1103	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$990.00
ID1104	Dwelling Structures-Boiler Replacement and Decentralization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Replacement and Decentralization		\$93,986.00
ID1105	Dwelling Structures-Pipe Insulation/Cathodic Protection(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation/Cathodic Protection		\$990.00
ID1106	Dwelling Structures-Green Communities(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Green Communities		\$98,931.00
ID1107	Dwelling Structures-Entrance Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Dwelling Structures-Entrance Doors		\$6,378.00
ID1108	Dwelling Structures-Window Screens(Dwelling Unit-Exterior (1480)-Windows)	Dwelling Structures-Window Screens		\$3,827.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1109	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$3,828.00
ID1110	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$55,475.70
	HUDSON GRDNS (NJ009000004)			\$1,040,624.40
ID0978	Operations(Operations (1406))	Operations		\$319,870.89
ID0987	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$85,298.90
ID0996	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$18,481.43
ID1005	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$111,971.52

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1013	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$24,230.20
ID1030	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$6,021.00
ID1031	Site Improvements-Playground Equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Site Improvements-Playground Equipment		\$13,225.40
ID1033	Site Improvements(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,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$11,000.00
ID1052	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$24,509.57
ID1053	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$18,004.73
ID1111	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$106.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1112	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$6,021.00
ID1113	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$16,021.00
ID1114	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation		\$6,021.00
ID1115	Dwelling Structures-Paint Staircase Walls(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Staircase Walls		\$13,247.00
ID1116	Dwelling Structures-Replace Staircase Windows(Non-Dwelling Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Windows)	Dwelling Structures-Replace Staircase Windows		\$26,021.00
ID1117	Dwelling Structures -All Entrance Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures -All Entrance Doors		\$917.00
ID1118	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$35,106.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1119	Dwelling Structures- Doors:(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures- Doors		\$16,021.00
ID1120	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$111,348.56
ID1121	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$6,021.00
ID1122	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$16,021.00
ID1123	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$6,021.00
ID1124	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$12,042.00
ID1125	Dwelling Structures-Stairway Tiling(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stairway Tiling		\$12,042.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1126	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$15,053.00
ID1127	Dwelling Structures-Heating/Boiler Refurbishing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Heating/Boiler Refurbishing		\$15,053.00
ID1128	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$19,032.00
ID1129	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$19,032.00
ID1130	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$56,864.20
	HOLLAND GRDNS (NJ009000005)			\$830,384.30
ID0979	Operations(Operations (1406))	Operations		\$213,247.26

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0988	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$71,082.42
ID0997	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$17,059.78
ID1006	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$22,394.30
ID1014	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$33,922.28
ID1034	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)-Lighting,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$23,890.73
ID1035	Site Improvements-Playground Drainage(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Storm Drainage)	Site Improvements-Playground Drainage		\$7,803.00
ID1036	Site Improvements-Sidewalk Resurfaced & trip Hazards(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site Improvements-Sidewalk Resurfaced & trip Hazards		\$2,522.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1037	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$3,592.27
ID1054	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$45,955.44
ID1055	Non-Dwelling Equipment-Upgrade Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Upgrade Cameras		\$30,007.88
ID1131	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$12,903.00
ID1132	Dwelling Structures-Replace Staircase Windows(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Dwelling Structures-Replace Staircase Windows		\$21,613.00
ID1133	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$21,742.00
ID1134	Dwelling Structures- Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures- Doors		\$1,742.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1135	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$3,428.00
ID1136	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$11,161.00
ID1137	Dwelling Structures-Heating/Boiler Refurbishing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Heating/Boiler Refurbishing		\$11,742.00
ID1138	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$1,742.00
ID1139	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$2,903.00
ID1140	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$581.00
ID1141	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$1,742.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1142	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$1,161.00
ID1143	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$11,161.00
ID1144	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation		\$2,323.00
ID1145	Dwelling Structures-Boiler Replacement and Decentralization(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Dwelling Structures-Boiler Replacement and Decentralization		\$522.00
ID1146	Dwelling Structures-Paint Staircase Walls(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Staircase Walls		\$11,613.00
ID1147	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$41,613.00
ID1148	Dwelling Structures-Kitchen Modernizarion(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Kitchen Modernizarion		\$522.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1149	Dwelling Structures-Bathroom Modernization: Minor(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),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)-Tubs and Showers)	Dwelling Structures-Bathroom Modernization: Minor		\$75,483.00
ID1150	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Dwelling Structures		\$103,209.94
ID1893	Relocation - Holland Gardens(Contract Administration (1480)-Relocation)	Relocation - Holland Gardens		\$20,000.00
	CURRIES WOODS (NJ009000008)			\$660,592.16
ID0981	Operations(Operations (1406))	Operations		\$159,935.44
ID0989	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$113,731.87
ID0999	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$25,589.67

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1015	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$19,384.16
ID1038	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)-Lighting)	Site Improvements		\$23,556.98
ID1039	Site Improvements-Playground Equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Site Improvements-Playground Equipment		\$3,236.00
ID1040	Site Improvements-Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Site Work (1480)-Landscape)	Site Improvements-Landscaping		\$3,453.42
ID1056	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$64,337.62
ID1057	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$36,009.45
ID1216	Dwelling Structures(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$64,834.41

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1217	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$13,470.00
ID1218	Dwelling Structures-Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures-Doors		\$4,693.00
ID1219	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,128.00
ID1220	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$4,693.00
ID1221	Dwelling Structures-Paint Halls/Staircase Walls(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Paint Staircase Walls		\$5,646.00
ID1222	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$15,646.00
ID1223	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$36,662.14

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1224	Dwelling Structures-Floor Refurbished(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Floor Refurbished		\$62,585.00
	BERRY GRDNS (NJ009000009)			\$1,232,358.37
ID0982	Operations(Operations (1406))	Operations		\$319,970.89
ID0990	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$142,164.84
ID1000	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$19,903.08
ID1009	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$186,618.20
ID1016	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$24,230.20

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1041	Site Improvements-Signage(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage)	Site Improvements-Signage		\$206.00
ID1042	Site Improvements-Parking Gate Operators(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking)	Site Improvements-Parking Gate Operators		\$416.00
ID1043	Site Improvements-Exterior Benches(Dwelling Unit-Site Work (1480)-Other)	Site Improvements-Exterior Benches		\$624.00
ID1044	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$1,040.00
ID1045	Site Improvements-Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Site Improvements-Landscaping		\$1,475.00
ID1046	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)-Lighting,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$24,595.00
ID1058	Non-Dwelling Equipment-Compactor System Refurb(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Compactor System Refurb		\$416.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1059	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$36,764.35
ID1060	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$20,589.52
ID1151	Dwelling Structures-Upgrade Heating System in Apartments(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Dwelling Structures-Upgrade Heating System in Apartments		\$24,160.00
ID1152	Dwelling Structures- Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures-Doors		\$4,160.00
ID1153	Dwelling Structures-Replacement of Door Closures at Staircase(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Replacement of Door Closures		\$1,040.00
ID1154	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$2,080.00
ID1155	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$15,832.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1156	Dwelling Structures-Painting Halls/Stairs(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting Halls/Stairs		\$624.00
ID1157	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$1,040.00
ID1158	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$1,040.00
ID1159	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$1,248.00
ID1160	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Pump Refurb/Zone Control		\$749.00
ID1161	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$832.00
ID1162	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$333.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1163	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$208.00
ID1164	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$5,416.00
ID1165	Dwelling Structures-Bathroom Modernization: Minor(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),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)-Tubs and Showers)	Dwelling Structures-Bathroom Modernization: Minor		\$5,040.00
ID1166	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation		\$832.00
ID1167	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$1,475.00
ID1168	Dwelling Structures-Fire Pump Refurbishment(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Pump Refurbishment		\$624.00
ID1169	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$30,080.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1170	Dwelling Structures-Apt Window/Curtainwall Replacement(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Apt Window/Curtainwall Replacement		\$45,005.00
ID1171	Dwelling Structures- Building Structural(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Exterior (1480)-Building Slab)	Dwelling Structures- Building Structural		\$39,499.12
ID1195	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$272,028.17
	DWIGHT STREET HOMES (NJ009000010)			\$26,300.49
ID0983	Operations(Operations (1406))	Operations		\$17,770.60
ID0991	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$7,108.24
ID1001	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$1,421.65

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	THOMAS STEWART APTS (NJ009000016)			\$917,936.61
ID0984	Operations(Operations (1406))	Operations		\$302,000.28
ID0992	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$56,865.94
ID1002	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$14,216.48
ID1010	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$29,860.09
ID1017	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$96,920.80
ID1047	Site Improvements-Signage(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage)	Site Improvements-Signage		\$23.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1048	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)	Site Improvements		\$28,333.00
ID1061	Non-Dwelling Equipment-Upgrade Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Upgrade Cameras		\$10,000.00
ID1062	Non-Dwelling Equipment-Compactor System Refurb(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Compactor System Refurb		\$5,003.94
ID1063	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$36,764.35
ID1196	Dwelling Structures- New Furniture in Common Areas(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-New Furniture in Common Areas		\$10,044.00
ID1197	Dwelling Structures- Exterior Furniture(Dwelling Unit-Exterior (1480)-Other)	Dwelling Structures-Exterior Furniture		\$5,067.00
ID1198	Dwelling Structures-Tuck pointing(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Dwelling Structures-Tuck pointing		\$2,222.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1199	Dwelling Structures-Install New Staircase (Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Install New Staircase		\$10,111.00
ID1200	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$5,133.00
ID1203	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$5,022.00
ID1204	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$10,222.00
ID1205	Dwelling Structures-Replace Carpet in Hallway/Lobby(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Replace Carpet in Hallway/Lobby		\$2,170.00
ID1206	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$15,044.00
ID1207	Dwelling Structures-Paint Halls/Stair(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Halls/Stair		\$2,044.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1208	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,022.00
ID1209	Dwelling Structures-Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Apartment Painting		\$2,116.00
ID1210	Dwelling Structures-Heating/Boiler Refurbishing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Heating/Boiler Refurbishing		\$10,026.00
ID1211	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$105,000.00
ID1212	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$150,705.73
	MONTGOMERY GRDNS (NJ009000006)			\$325,359.98
ID0993	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$21,324.73

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0998	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$4,264.95
ID1008	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$22,394.30
ID1215	Construction / Demolition - Montgomery(Dwelling Unit - Demolition (1480))	Construction / Demolition - Montgomery		\$257,376.00
ID1894	Relocation - Montgomery(Contract Administration (1480)-Relocation)	Relocation - Montgomery		\$20,000.00
	Subtotal of Estimated Cost			\$7,108,242.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BERRY GRDNS (NJ009000009)			\$1,392,477.29
ID1172	Dwelling Structures-Upgrade Heating System in Apartments(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Upgrade Heating System in Apartments		\$24,160.00
ID1173	Dwelling Structures- Doors(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Exterior (1480)-Exterior Doors)	Dwelling Structures-Doors		\$4,160.00
ID1174	Dwelling Structures-Replacement of Door Closures at Staircase(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Replacement of Door Closures		\$1,040.00
ID1175	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$2,080.00
ID1176	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$15,832.00
ID1177	Dwelling Structures-Painting Halls/Stairs(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting Halls/Stairs		\$624.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1178	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$1,040.00
ID1179	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$1,040.00
ID1180	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$1,248.00
ID1181	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$749.00
ID1182	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$832.00
ID1183	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$333.00
ID1184	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$416.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1186	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$5,416.00
ID1187	Dwelling Structures-Bathroom Modernization: Minor(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),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)-Tubs and Showers)	Dwelling Structures-Bathroom Modernization: Minor		\$5,040.00
ID1188	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation		\$1,664.00
ID1190	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$1,475.00
ID1191	Dwelling Structures-Fire Pump Refurbishment(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Pump Refurbishment		\$624.00
ID1192	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$102,080.00
ID1193	Dwelling Structures-Apt Window/Curtainwall Replacement(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Apt Window/Curtainwall Replacement		\$104,005.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1194	Dwelling Structures- Building Structural(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures- Building Structural		\$54,160.00
ID1230	Operations(Operations (1406))	Operations		\$322,071.36
ID1238	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$143,142.83
ID1248	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$20,040.00
ID1256	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$187,903.01
ID1263	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$24,396.89
ID1274	Non-Dwelling Equipment-Compactor System Refurb(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Compactor System Refurb		\$560.50

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1275	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$37,017.26
ID1276	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$20,589.52
ID1304	Site Improvements-Signage(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage)	Site Improvements-Signage		\$206.00
ID1305	Site Improvements-Parking Gate Operators(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking)	Site Improvements-Parking Gate Operators		\$416.00
ID1306	Site Improvements-Exterior Benches(Dwelling Unit-Site Work (1480)-Other)	Site Improvements-Exterior Benches		\$624.00
ID1307	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$1,040.00
ID1308	Site Improvements-Landscaping(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Landscape)	Site Improvements-Landscaping		\$1,475.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1309	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)-Lighting)	Site Improvements		\$24,790.07
ID1420	Dwelling Structures-Bathroom Modernization: Minor(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),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)-Tubs and Showers)	Dwelling Structures-Bathroom Modernization: Minor		\$5,040.00
ID1427	Dwelling Structures(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Building Slab)	Dwelling Structures		\$275,146.85
	MARION GRDNS (NJ009000002)			\$1,155,964.70
ID1225	Operations(Operations (1406))	Operations		\$286,285.65
ID1233	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$93,042.84
ID1242	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$21,471.42

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1251	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$187,903.01
ID1258	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$97,587.55
ID1265	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$37,017.26
ID1280	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$15,107.16
ID1281	Site Improvements-Sidewalk Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site Improvements-Sidewalk Replacement		\$1,330.05
ID1282	Site Improvements-Steam/Return(Non-Dwelling Site Work (1480)-Site Utilities)	Site Improvements-Steam/Return		\$1,284.00
ID1284	Site Improvements-Fence(Non-Dwelling Site Work (1480)-Fencing)	Site Improvements-Fence		\$1,100.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1285	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$3,080.00
ID1286	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)-Storm Drainage)	Site Improvements		\$13,440.00
ID1312	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$37,909.47
ID1313	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,499.00
ID1314	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$12,598.00
ID1315	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$4,200.00
ID1316	Dwelling Structures-Boiler Upgrade(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Upgrade		\$3,499.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1252	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$187,903.01
ID1259	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$170,911.56
ID1266	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$61,695.44
ID1267	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$15,107.16
ID1287	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)-Storm Drainage)	Site Improvements		\$2,818.24
ID1288	Site Improvements-Steam/Return(Non-Dwelling Site Work (1480)-Site Utilities)	Site Improvements-Steam/Return		\$993.00
ID1289	Site Improvements-Sidewalk Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site Improvements-Sidewalk Replacement		\$2,473.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1290	Site Improvements-Sewer Pipeline Replacement Bldgs 2 &3(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Site Improvements-Sewer Pipeline Replacement Bldgs 2 &3		\$5,975.00
ID1291	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$1,978.00
ID1292	Site Improvements-Fence(Non-Dwelling Site Work (1480)-Fencing)	Site Improvements-Fence		\$990.00
ID1333	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$4,947.00
ID1334	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$6,295.00
ID1335	Dwelling Structures-Roof/Tuck pointing(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof/Tuck pointing		\$1,978.00
ID1336	Dwelling Structures- Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures-Doors		\$1,978.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1337	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$14,346.00
ID1338	Dwelling Structures-Painting Halls/Stairs(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting Halls/Stairs		\$2,473.00
ID1339	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$2,473.00
ID1340	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$1,978.00
ID1341	Dwelling Structures-LBP Abatement & Mold/Mildew Remediation(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-LBP Abatement & Mold/Mildew Remediation		\$3,957.00
ID1342	Dwelling Structures-Boiler Upgrade-Tube Replacement(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Upgrade-Tube Replacement		\$990.00
ID1343	Dwelling Structures-Boiler Upgrade(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Upgrade		\$1,484.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1344	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$1,978.00
ID1345	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$4,947.00
ID1346	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$1,484.00
ID1347	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$990.00
ID1348	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$638.00
ID1349	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$990.00
ID1350	Dwelling Structures-Boiler Replacement and Decentralization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Replacement and Decentralization		\$93,986.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1351	Dwelling Structures-Pipe Insulation/Cathodic Protection(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Pipe Insulation/Cathodic Protection		\$990.00
ID1352	Dwelling Structures-Green Communities(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Green Communities		\$98,931.00
ID1353	Dwelling Structures-Entrance Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Dwelling Structures-Entrance Doors		\$6,378.00
ID1354	Dwelling Structures-Window Screens(Dwelling Unit-Exterior (1480)-Windows)	Dwelling Structures-Window Screens		\$3,827.00
ID1355	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$3,828.00
ID1356	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$57,658.78
	HUDSON GRDNS (NJ009000004)			\$1,047,783.71

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1227	Operations(Operations (1406))	Operations		\$322,071.36
ID1235	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$85,885.70
ID1244	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$18,608.57
ID1253	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$112,741.80
ID1260	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$24,396.89
ID1268	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$24,678.18
ID1269	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$18,128.59

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1293	Site Improvements(Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Site Improvements		\$11,208.08
ID1294	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$6,021.00
ID1295	Site Improvements-Playground Equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Site Improvements-Playground Equipment		\$13,225.40
ID1357	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$106.00
ID1358	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$6,021.00
ID1359	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$16,021.00
ID1360	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation		\$6,021.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1361	Dwelling Structures-Paint Staircase Walls(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Staircase Walls		\$13,247.00
ID1362	Dwelling Structures-Replace Staircase Windows(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Dwelling Structures-Replace Staircase Windows		\$26,021.00
ID1363	Dwelling Structures -All Entrance Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures -All Entrance Doors		\$917.00
ID1364	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$35,106.00
ID1365	Dwelling Structures- Doors:(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures- Doors		\$16,021.00
ID1366	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$111,348.56
ID1367	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$6,021.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1375	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$19,032.00
ID1376	Dwelling Structures(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$59,671.58
	HOLLAND GRDNS (NJ009000005)			\$771,422.36
ID1228	Operations(Operations (1406))	Operations		\$214,714.24
ID1236	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$71,571.41
ID1245	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$17,177.14
ID1254	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$22,548.36

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1261	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$34,155.64
ID1270	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$46,271.58
ID1271	Non-Dwelling Equipment-Upgrade Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Upgrade Cameras		\$30,214.31
ID1296	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		\$24,150.83
ID1297	Site Improvements-Playground Drainage(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Storm Drainage)	Site Improvements-Playground Drainage		\$7,803.00
ID1298	Site Improvements-Sidewalk Resurfaced & trip Hazards(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site Improvements-Sidewalk Resurfaced & trip Hazards		\$2,522.00
ID1300	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$3,592.27

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1377	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$12,903.00
ID1378	Dwelling Structures-Replace Staircase Windows(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Dwelling Structures-Replace Staircase Windows		\$21,613.00
ID1379	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$21,742.00
ID1380	Dwelling Structures- Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures- Doors		\$1,742.00
ID1381	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$3,428.00
ID1382	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$11,161.00
ID1383	Dwelling Structures-Heating/Boiler Refurbishing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Heating/Boiler Refurbishing		\$11,742.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1384	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$1,742.00
ID1385	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$2,903.00
ID1386	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$581.00
ID1387	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$1,742.00
ID1388	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$1,161.00
ID1389	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$11,161.00
ID1390	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation		\$2,323.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1391	Dwelling Structures-Boiler Replacement and Decentralization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Replacement and Decentralization		\$522.00
ID1392	Dwelling Structures-Paint Staircase Walls(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Staircase Walls		\$11,613.00
ID1393	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$41,613.00
ID1394	Dwelling Structures-Kitchen Modernizarion(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Kitchen Modernizarion		\$522.00
ID1395	Dwelling Structures-Bathroom Modernization: Minor(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),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)-Tubs and Showers)	Dwelling Structures-Bathroom Modernization: Minor		\$75,483.00
ID1396	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$61,004.58
	CURRIES WOODS (NJ009000008)			\$715,155.77

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1229	Operations(Operations (1406))	Operations		\$161,035.68
ID1237	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$114,514.26
ID1247	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$25,765.71
ID1262	Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$19,517.51
ID1272	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$64,780.21
ID1273	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$36,257.17
ID1301	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)-Landscape,Non-Dwelling Site Work (1480)-Lighting)	Site Improvements		\$23,765.06

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1302	Site Improvements-Playground Equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Site Improvements-Playground Equipment		\$3,236.00
ID1303	Site Improvements-Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Site Work (1480)-Landscape)	Site Improvements-Landscaping		\$3,453.42
ID1397	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$96,923.45
ID1398	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$13,470.00
ID1399	Dwelling Structures-Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures-Doors		\$4,693.00
ID1400	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,128.00
ID1401	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$4,693.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1402	Dwelling Structures-Paint Halls/Staircase Walls(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Dwelling Structures-Paint Staircase Walls		\$5,646.00
ID1403	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$15,646.00
ID1404	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$36,662.14
ID1405	Dwelling Structures-Floor Refurbished(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Floor Refurbished		\$62,585.00
ID1484	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$19,384.16
	DWIGHT STREET HOMES (NJ009000010)			\$26,481.42
ID1231	Operations(Operations (1406))	Operations		\$17,892.85

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1264	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$97,587.55
ID1277	Non-Dwelling Equipment-Upgrade Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Upgrade Cameras		\$10,000.00
ID1278	Non-Dwelling Equipment-Compactor System Refurb(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Compactor System Refurb		\$5,107.16
ID1279	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$37,017.26
ID1310	Site Improvements-Signage(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage)	Site Improvements-Signage		\$23.00
ID1311	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)-Lighting,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$28,528.07
ID1428	Dwelling Structures- New Furniture in Common Areas(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-New Furniture in Common Areas		\$10,044.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1436	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$15,044.00
ID1437	Dwelling Structures-Paint Halls/Stair(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Halls/Stair		\$2,044.00
ID1438	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,022.00
ID1439	Dwelling Structures-Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Apartment Painting		\$2,116.00
ID1440	Dwelling Structures-Heating/Boiler Refurbishing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Heating/Boiler Refurbishing		\$10,026.00
ID1441	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$105,000.00
ID1442	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$155,104.97

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MONTGOMERY GRDNS (NJ009000006)			\$48,314.07
ID1241	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$21,471.43
ID1246	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$4,294.28
ID1255	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$22,548.36
	Subtotal of Estimated Cost			\$7,157,141.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BOOKER T WASHINGTON APTS (NJ009000003)			\$1,165,783.23
ID1445	Operations(Operations (1406))	Operations		\$162,957.84
ID1453	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$19,844.18
ID1463	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$123,123.70
ID1472	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$190,145.86
ID1479	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$192,724.50
ID1491	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)-Storm Drainage)	Site Improvements		\$3,012.59

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID1492	Site Improvements-Steam/Return(Non-Dwelling Site Work (1480)-Site Utilities)	Site Improvements-Steam/Return			\$993.00
ID1493	Site Improvements-Sidewalk Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site Improvements-Sidewalk Replacement			\$2,473.00
ID1494	Site Improvements-Sewer Pipeline Replacement Bldgs 2 &3(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Site Improvements-Sewer Pipeline Replacement Bldgs 2 &3			\$5,975.00
ID1495	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting			\$1,978.00
ID1496	Site Improvements-Fence(Non-Dwelling Site Work (1480)-Fencing)	Site Improvements-Fence			\$990.00
ID1517	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators			\$62,482.87
ID1518	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras			\$15,299.97

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1551	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$4,947.00
ID1552	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$6,295.00
ID1553	Dwelling Structures-Roof/Tuck pointing(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof/Tuck pointing		\$1,978.00
ID1554	Dwelling Structures- Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures-Doors		\$1,978.00
ID1555	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$14,346.00
ID1556	Dwelling Structures-Painting Halls/Stairs(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting Halls/Stairs		\$2,473.00
ID1557	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$2,473.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1558	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$1,978.00
ID1559	Dwelling Structures-LBP Abatement & Mold/Mildew Remediation(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-LBP Abatement & Mold/Mildew Remediation		\$3,957.00
ID1560	Dwelling Structures-Boiler Upgrade-Tube Replacement(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Dwelling Structures-Boiler Upgrade-Tube Replacement		\$990.00
ID1561	Dwelling Structures-Boiler Upgrade(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Upgrade		\$1,484.00
ID1562	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Pump Refurb/Zone Control		\$1,978.00
ID1563	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$4,947.00
ID1564	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$1,484.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1565	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$990.00
ID1566	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$638.00
ID1567	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$990.00
ID1568	Dwelling Structures-Boiler Replacement and Decentralization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Replacement and Decentralization		\$93,986.00
ID1569	Dwelling Structures-Pipe Insulation/Cathodic Protection(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Pipe Insulation/Cathodic Protection		\$990.00
ID1570	Dwelling Structures-Green Communities(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Green Communities		\$98,931.00
ID1571	Dwelling Structures-Entrance Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Dwelling Structures-Entrance Doors		\$6,378.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1572	Dwelling Structures-Window Screens(Dwelling Unit-Exterior (1480)-Windows)	Dwelling Structures-Window Screens		\$3,827.00
ID1573	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$3,828.00
ID1574	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$61,736.94
ID1665	Non-Dwelling Structure(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,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,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 Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Structure		\$60,179.78
	HUDSON GRDNS (NJ009000004)			\$1,093,098.68
ID1446	Operations(Operations (1406))	Operations		\$325,915.68

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1454	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Management Improvements		\$18,426.74
ID1464	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$86,910.85
ID1473	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$114,087.52
ID1480	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$24,708.27
ID1497	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)-Storm Drainage)	Site Improvements		\$11,596.77
ID1498	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$6,021.00
ID1499	Site Improvements-Playground Equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Site Improvements-Playground Equipment		\$13,225.40

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1519	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$24,993.15
ID1520	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$18,359.97
ID1575	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$106.00
ID1576	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$6,021.00
ID1577	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$16,021.00
ID1578	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation		\$6,021.00
ID1579	Dwelling Structures-Paint Staircase Walls(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Staircase Walls		\$13,247.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1580	Dwelling Structures-Replace Staircase Windows(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Dwelling Structures-Replace Staircase Windows		\$26,021.00
ID1581	Dwelling Structures -All Entrance Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures -All Entrance Doors		\$917.00
ID1582	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$35,106.00
ID1583	Dwelling Structures- Doors:(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures- Doors		\$16,021.00
ID1584	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$111,348.56
ID1585	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$6,021.00
ID1586	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$16,021.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1587	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$6,021.00
ID1588	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$12,042.00
ID1589	Dwelling Structures-Stairway Tiling(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stairway Tiling		\$12,042.00
ID1590	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$15,053.00
ID1591	Dwelling Structures-Heating/Boiler Refurbishing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Heating/Boiler Refurbishing		\$15,053.00
ID1592	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$19,032.00
ID1594	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$19,032.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1595	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$59,671.58
ID1670	Non-Dwelling Structure(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,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,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 Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Non-Dwelling Structure		\$38,035.19
	HOLLAND GRDNS (NJ009000005)			\$838,625.71
ID1447	Operations(Operations (1406))	Operations		\$217,277.12
ID1455	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$17,009.29
ID1465	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$72,425.71

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1474	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$22,817.50
ID1481	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$34,591.58
ID1500	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)-Lighting)	Site Improvements		\$24,636.70
ID1501	Site Improvements-Playground Drainage(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Storm Drainage)	Site Improvements-Playground Drainage		\$7,803.00
ID1502	Site Improvements-Sidewalk Resurfaced & trip Hazards(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Site Improvements-Sidewalk Resurfaced & trip Hazards		\$2,522.00
ID1503	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$3,592.27
ID1521	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$46,862.15

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1522	Non-Dwelling Equipment-Upgrade Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Upgrade Cameras		\$30,599.94
ID1596	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$12,903.00
ID1597	Dwelling Structures-Replace Staircase Windows(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Dwelling Structures-Replace Staircase Windows		\$21,613.00
ID1598	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$21,742.00
ID1599	Dwelling Structures- Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures- Doors		\$1,742.00
ID1600	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$3,428.00
ID1601	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$11,161.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1602	Dwelling Structures-Heating/Boiler Refurbishing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Heating/Boiler Refurbishing		\$11,742.00
ID1603	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$1,742.00
ID1604	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$2,903.00
ID1605	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$581.00
ID1606	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$1,742.00
ID1607	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$1,161.00
ID1608	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$11,161.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1609	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation		\$2,323.00
ID1610	Dwelling Structures-Boiler Replacement and Decentralization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Replacement and Decentralization		\$522.00
ID1611	Dwelling Structures-Paint Staircase Walls(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Staircase Walls		\$11,613.00
ID1612	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$41,613.00
ID1613	Dwelling Structures-Kitchen Modernizarion(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Kitchen Modernizarion		\$522.00
ID1614	Dwelling Structures-Bathroom Modernization: Minor(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)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine))	Dwelling Structures-Bathroom Modernization: Minor		\$75,483.00
ID1615	Dwelling Structures(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$64,791.45

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1666	Non-Dwelling Structure(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,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,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 Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Structure		\$58,000.00
	CURRIES WOODS (NJ009000008)			\$667,205.62
ID1448	Operations(Operations (1406))	Operations		\$162,957.84
ID1457	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$25,513.94
ID1466	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$115,881.13
ID1485	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$19,766.62

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1618	Dwelling Structures-Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures-Doors		\$4,693.00
ID1619	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,128.00
ID1620	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$4,693.00
ID1621	Dwelling Structures-Paint Halls/Staircase Walls(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Paint Staircase Walls		\$5,646.00
ID1622	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$15,646.00
ID1623	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$36,662.14
ID1624	Dwelling Structures-Floor Refurbished(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Floor Refurbished		\$62,585.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1668	Non-Dwelling Structure(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,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,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 Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Structure		\$25,000.00
	BERRY GRDNS (NJ009000009)			\$1,244,707.33
ID1449	Operations(Operations (1406))	Operations		\$325,915.68
ID1458	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$18,844.18
ID1467	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$144,851.41
ID1476	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$190,145.86

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1482	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$24,708.27
ID1507	Site Improvements-Signage(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage)	Site Improvements-Signage		\$206.00
ID1508	Site Improvements-Parking Gate Operators(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Parking)	Site Improvements-Parking Gate Operators		\$416.00
ID1509	Site Improvements-Exterior Benches(Dwelling Unit-Site Work (1480)-Other)	Site Improvements-Exterior Benches		\$624.00
ID1510	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$1,040.00
ID1511	Site Improvements-Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Site Improvements-Landscaping		\$1,475.00
ID1512	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)	Site Improvements		\$25,360.48

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1525	Non-Dwelling Equipment-Compactor System Refurb(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Compactor System Refurb		\$560.50
ID1526	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$37,489.72
ID1527	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$20,859.46
ID1625	Dwelling Structures-Upgrade Heating System in Apartments(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Upgrade Heating System in Apartments		\$24,160.00
ID1626	Dwelling Structures- Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures-Doors		\$4,160.00
ID1627	Dwelling Structures-Replacement of Door Closures at Staircase(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Replacement of Door Closures		\$1,040.00
ID1628	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$2,080.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1629	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$15,832.00
ID1630	Dwelling Structures-Painting Halls/Stairs(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting Halls/Stairs		\$624.00
ID1631	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$1,040.00
ID1632	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$1,040.00
ID1633	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$1,248.00
ID1634	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$749.00
ID1635	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$832.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1636	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$333.00
ID1637	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$208.00
ID1638	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$5,416.00
ID1639	Dwelling Structures-Bathroom Modernization: Minor(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),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)-Tubs and Showers)	Dwelling Structures-Bathroom Modernization: Minor		\$5,040.00
ID1640	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation		\$832.00
ID1641	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$1,475.00
ID1642	Dwelling Structures-Fire Pump Refurbishment(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Pump Refurbishment		\$624.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1644	Dwelling Structures- Building Structural(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures- Building Structural		\$35,245.92
ID1645	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$275,146.85
ID1646	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$25,080.00
ID1647	Dwelling Structures-Apt Window/Curtainwall Replacement(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Apt Window/Curtainwall Replacement		\$30,005.00
ID1667	Non-Dwelling Structure(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,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,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 Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Structure		\$20,000.00
	DWIGHT STREET HOMES (NJ009000010)			\$26,766.44

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1450	Operations(Operations (1406))	Operations		\$18,106.43
ID1459	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$1,417.44
ID1468	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$7,242.57
	THOMAS STEWART APTS (NJ009000016)			\$996,768.25
ID1451	Operations(Operations (1406))	Operations		\$307,809.25
ID1460	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$14,174.41
ID1469	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$57,940.57

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1477	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$30,423.34
ID1483	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$98,833.08
ID1513	Site Improvements-Signage(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage)	Site Improvements-Signage		\$23.00
ID1514	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)-Storm Drainage)	Site Improvements		\$28,915.48
ID1528	Non-Dwelling Equipment-Upgrade Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Upgrade Cameras		\$16,312.80
ID1529	Non-Dwelling Equipment-Compactor System Refurb(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Compactor System Refurb		\$5,107.16
ID1530	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$37,489.72

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1657	Dwelling Structures-Paint Halls/Stair(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Halls/Stair		\$2,044.00
ID1658	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,022.00
ID1660	Dwelling Structures-Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Apartment Painting		\$2,116.00
ID1661	Dwelling Structures-Heating/Boiler Refurbishing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Heating/Boiler Refurbishing		\$10,026.00
ID1662	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$105,000.00
ID1663	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Dwelling Structures		\$182,651.44
ID1669	Non-Dwelling Structure(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,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,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-	Non-Dwelling Structure		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Construction - Mechanical (1480)-Central Chiller,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)			
	MARION GRDNS (NJ009000002)			\$1,160,818.21
ID1452	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$21,261.62
ID1462	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$94,153.42
ID1471	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$190,145.86
ID1478	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$93,833.08
ID1486	Improvements-Sidewalk Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site Improvements-Sidewalk Replacement		\$1,330.05

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1487	Site Improvements-Steam/Return(Non-Dwelling Site Work (1480)-Site Utilities)	Site Improvements-Steam/Return		\$1,284.00
ID1488	Site Improvements-Fence(Non-Dwelling Site Work (1480)-Fencing)	Site Improvements-Fence		\$1,100.00
ID1489	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$3,080.00
ID1490	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)-Storm Drainage)	Site Improvements		\$12,482.93
ID1515	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$37,489.72
ID1516	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$15,299.97
ID1531	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Vacancy Refurbishment		\$37,909.47

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1532	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,499.00
ID1533	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$12,598.00
ID1534	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$4,200.00
ID1535	Dwelling Structures-Boiler Upgrade(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Upgrade		\$3,499.00
ID1536	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$1,400.00
ID1537	Dwelling Structures-Hot water System Convactor Piping(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Hot water System Convactor Piping		\$3,499.00
ID1538	Dwelling Structures-Mold/Mildew Remediation(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Mold/Mildew Remediation		\$6,160.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1546	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$2,100.00
ID1547	Dwelling Structures-Hot water System Convector Piping(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	Dwelling Structures-Hot water System Convector Piping		\$3,499.00
ID1548	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$2,800.00
ID1549	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$3,080.00
ID1550	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$162,962.48
ID1664	Non-Dwelling Structure(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,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,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 Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Structure		\$127,179.78

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARION GRDNS (NJ009000002)			\$1,196,227.13
ID1444	Operations(Operations (1406))	Operations		\$296,756.34
ID1679	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$22,256.73
ID1688	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$96,445.81
ID1697	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$194,775.42
ID1704	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$101,156.74
ID1711	Site Improvements-Steam/Return(Non-Dwelling Site Work (1480)-Site Utilities)	Site Improvements-Steam/Return		\$1,284.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1712	Site Improvements-Fence(Non-Dwelling Site Work (1480)-Fencing)	Site Improvements-Fence		\$1,100.00
ID1713	Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$3,080.00
ID1715	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)	Site Improvements		\$14,266.20
ID1740	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$15,659.69
ID1741	Non-Dwelling Structure(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,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,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,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 Structure		\$127,179.78
ID1742	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$38,371.14

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1763	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$37,909.47
ID1764	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,499.00
ID1765	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$12,598.00
ID1766	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$4,200.00
ID1767	Dwelling Structures-Boiler Upgrade(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Upgrade		\$3,499.00
ID1768	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$1,400.00
ID1769	Dwelling Structures-Hot water System Convector Piping(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Hot water System Convector Piping		\$3,499.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1770	Dwelling Structures-Mold/Mildew Remediation(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Mold/Mildew Remediation		\$6,160.00
ID1771	Dwelling Structures-Geothermal Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Geothermal Work Items		\$2,800.00
ID1772	Dwelling Structures-Tuck pointing/Brick(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Dwelling Structures-Tuck pointing/Brick		\$3,499.00
ID1773	Dwelling Structures-Pipe Insulation/Cathodic Protection(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation/Cathodic Protection		\$3,499.00
ID1774	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$1,473.00
ID1775	Dwelling Structures-Stairs(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stairs		\$5,599.00
ID1776	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$6,999.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1777	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$1,400.00
ID1778	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$2,100.00
ID1779	Dwelling Structures-Hot water System Convector Piping(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Hot water System Convector Piping		\$3,499.00
ID1780	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$2,800.00
ID1781	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$3,080.00
ID1782	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports - Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-	Dwelling Structures		\$174,382.81

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
	HUDSON GRDNS (NJ009000004)			\$1,124,140.76
ID1672	Operations(Operations (1406))	Operations		\$333,850.88
ID1681	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$19,289.16
ID1690	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$89,026.90
ID1699	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$116,865.25
ID1706	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$25,289.18

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1722	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)-Storm Drainage)	Site Improvements		\$12,321.93
ID1723	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$6,021.00
ID1724	Site Improvements-Playground Equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Site Improvements-Playground Equipment		\$13,225.40
ID1746	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$18,791.63
ID1747	Non-Dwelling Structure(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,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,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 Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Non-Dwelling Structure		\$38,035.19
ID1748	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$25,580.76

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1807	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$106.00
ID1808	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$6,021.00
ID1809	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$16,021.00
ID1810	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Pipe Insulation		\$6,021.00
ID1811	Dwelling Structures-Paint Staircase Walls(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Staircase Walls		\$13,247.00
ID1812	Dwelling Structures-Replace Staircase Windows(Non-Dwelling Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Windows)	Dwelling Structures-Replace Staircase Windows		\$26,021.00
ID1813	Dwelling Structures -All Entrance Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures -All Entrance Doors		\$917.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1814	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$35,106.00
ID1815	Dwelling Structures- Doors:(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures- Doors		\$16,021.00
ID1816	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$111,348.56
ID1817	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$6,021.00
ID1818	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$16,021.00
ID1819	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$6,021.00
ID1820	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$12,042.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1821	Dwelling Structures-Stairway Tiling(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stairway Tiling		\$12,042.00
ID1822	Dwelling Structures-Heating/Boiler Refurbishing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Heating/Boiler Refurbishing		\$15,053.00
ID1823	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$19,032.00
ID1824	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$19,032.00
ID1826	Dwelling Structures(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Dwelling Structures		\$89,749.92
	HOLLAND GRDNS (NJ009000005)			\$857,636.56
ID1673	Operations(Operations (1406))	Operations		\$222,567.25

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1682	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$17,805.38
ID1691	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$74,189.08
ID1700	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$23,373.05
ID1707	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$35,404.86
ID1725	Site Improvements(Non-Dwelling Site Work (1480)-Fencing)	Site Improvements		\$25,543.14
ID1726	Site Improvements-Playground Drainage(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Storm Drainage)	Site Improvements-Playground Drainage		\$7,803.00
ID1727	Site Improvements-Sidewalk Resurfaced & trip Hazards(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site Improvements-Sidewalk Resurfaced & trip Hazards		\$2,522.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1728	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$3,592.27
ID1749	Non-Dwelling Equipment-Upgrade Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Upgrade Cameras		\$31,319.38
ID1750	Non-Dwelling Structure(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,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 Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,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 Structure		\$58,000.00
ID1751	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$47,963.93
ID1827	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$12,903.00
ID1828	Dwelling Structures-Replace Staircase Windows(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Dwelling Structures-Replace Staircase Windows		\$21,613.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1829	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$21,742.00
ID1830	Dwelling Structures- Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures- Doors		\$1,742.00
ID1831	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$3,428.00
ID1832	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$11,161.00
ID1833	Dwelling Structures-Heating/Boiler Refurbishing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Heating/Boiler Refurbishing		\$11,742.00
ID1834	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Pump Refurb/Zone Control		\$1,742.00
ID1835	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$2,903.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1836	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$581.00
ID1837	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$1,742.00
ID1838	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$1,161.00
ID1839	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$11,161.00
ID1840	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Pipe Insulation		\$2,323.00
ID1841	Dwelling Structures-Boiler Replacement and Decentralization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Replacement and Decentralization		\$522.00
ID1842	Dwelling Structures-Paint Staircase Walls(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Staircase Walls		\$11,613.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1843	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$41,613.00
ID1844	Dwelling Structures-Kitchen Modernizarion(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Kitchen Modernizarion		\$522.00
ID1845	Dwelling Structures-Bathroom Modernization: Minor(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),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)-Tubs and Showers)	Dwelling Structures-Bathroom Modernization: Minor		\$75,483.00
ID1846	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$71,856.22
	CURRIES WOODS (NJ009000008)			\$683,132.00
ID1674	Operations(Operations (1406))	Operations		\$166,925.44

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1684	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Management Improvements		\$26,708.07
ID1692	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$118,702.54
ID1710	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$20,231.35
ID1729	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)-Lighting,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements		\$24,878.91
ID1730	Site Improvements-Playground Equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Site Improvements-Playground Equipment		\$3,236.00
ID1731	Site Improvements-Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Site Work (1480)-Landscape)	Site Improvements-Landscaping		\$3,453.42
ID1752	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$37,583.25

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1753	Non-Dwelling Structure(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,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,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,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 Structure		\$25,000.00
ID1754	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$67,149.50
ID1847	Dwelling Structures(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Dwelling Structures		\$42,740.38
ID1848	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$13,470.00
ID1849	Dwelling Structures-Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures-Doors		\$4,693.00
ID1850	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,128.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1851	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$4,693.00
ID1852	Dwelling Structures-Paint Halls/Staircase Walls(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Paint Staircase Walls		\$5,646.00
ID1853	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$15,646.00
ID1854	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$36,662.14
ID1855	Dwelling Structures-Floor Refurbished(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Floor Refurbished		\$62,585.00
	BERRY GRDNS (NJ009000009)			\$1,277,294.14
ID1675	Operations(Operations (1406))	Operations		\$333,850.88

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1685	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$20,772.94
ID1693	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$148,378.17
ID1702	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$194,775.42
ID1708	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees		\$25,289.18
ID1732	Site Improvements-Signage(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage)	Site Improvements-Signage		\$206.00
ID1733	Site Improvements-Parking Gate Operators(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Electric Distribution)	Site Improvements-Parking Gate Operators		\$416.00
ID1734	Site Improvements-Exterior Benches(Dwelling Unit-Site Work (1480)-Other)	Site Improvements-Exterior Benches		\$624.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1735	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$1,040.00
ID1736	Site Improvements-Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Site Improvements-Landscaping		\$1,475.00
ID1737	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)	Site Improvements		\$27,309.31
ID1755	Non-Dwelling Equipment-Compactor System Refurb(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Compactor System Refurb		\$560.50
ID1756	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$20,355.86
ID1757	Non-Dwelling Structure(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,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,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 Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Structure		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1758	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$38,371.14
ID1856	Dwelling Structures-Upgrade Heating System in Apartments(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Dwelling Structures-Upgrade Heating System in Apartments		\$24,160.00
ID1857	Dwelling Structures- Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures-Doors		\$4,160.00
ID1858	Dwelling Structures-Replacement of Door Closures at Staircase(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Replacement of Door Closures		\$1,040.00
ID1859	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$2,080.00
ID1860	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$15,832.00
ID1861	Dwelling Structures-Painting Halls/Stairs(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting Halls/Stairs		\$624.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1862	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$1,040.00
ID1863	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$1,040.00
ID1864	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$1,248.00
ID1865	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$749.00
ID1866	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$832.00
ID1867	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$333.00
ID1868	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$208.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1869	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$5,416.00
ID1870	Dwelling Structures-Bathroom Modernization: Minor(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),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)-Tubs and Showers)	Dwelling Structures-Bathroom Modernization: Minor		\$5,040.00
ID1871	Dwelling Structures-Pipe Insulation(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation		\$832.00
ID1872	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$1,475.00
ID1873	Dwelling Structures-Fire Pump Refurbishment(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Pump Refurbishment		\$624.00
ID1874	Dwelling Structures- Building Structural(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures- Building Structural		\$35,245.92
ID1875	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$286,805.82

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1876	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$25,080.00
ID1877	Dwelling Structures-Apt Window/Curtainwall Replacement(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Apt Window/Curtainwall Replacement		\$30,005.00
	DWIGHT STREET HOMES (NJ009000010)			\$27,449.96
ID1676	Operations(Operations (1406))	Operations		\$18,547.27
ID1686	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$1,483.78
ID1694	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$7,418.91
	THOMAS STEWART APTS (NJ009000016)			\$1,010,308.76

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1677	Operations(Operations (1406))	Operations		\$315,303.61
ID1687	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$14,837.82
ID1695	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$59,351.27
ID1703	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$31,164.05
ID1709	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$101,156.74
ID1738	Site Improvements-Signage(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Signage)	Site Improvements-Signage		\$23.00
ID1739	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)-Lighting)	Site Improvements		\$29,572.31

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1759	Non-Dwelling Equipment-Upgrade Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Upgrade Cameras		\$10,552.53
ID1760	Non-Dwelling Equipment-Compactor System Refurb(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Compactor System Refurb		\$5,107.16
ID1761	Non-Dwelling Structure(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,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,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 Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Structure		\$50,000.00
ID1762	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$38,371.14
ID1879	Dwelling Structures- Exterior Furniture(Dwelling Unit-Exterior (1480)-Other)	Dwelling Structures-Exterior Furniture		\$5,067.00
ID1880	Dwelling Structures-Tuck pointing(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Dwelling Structures-Tuck pointing		\$2,222.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1882	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$5,133.00
ID1883	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$5,022.00
ID1884	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$10,222.00
ID1885	Dwelling Structures-Replace Carpet in Hallway/Lobby(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Replace Carpet in Hallway/Lobby		\$2,170.00
ID1886	Dwelling Structures-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof		\$15,044.00
ID1887	Dwelling Structures-Paint Halls/Stair(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Paint Halls/Stair		\$2,044.00
ID1888	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$3,022.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1889	Dwelling Structures-Apartment Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Apartment Painting		\$2,116.00
ID1890	Dwelling Structures-Heating/Boiler Refurbishing(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Heating/Boiler Refurbishing		\$10,026.00
ID1891	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$105,000.00
ID1892	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$187,781.13
	BOOKER T WASHINGTON APTS (NJ009000003)			\$1,192,637.57
ID1678	Operations(Operations (1406))	Operations		\$166,925.44
ID1680	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$20,772.94

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1689	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$126,121.44
ID1698	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$194,775.42
ID1705	A&E Fees (As needed)(Contract Administration (1480)-Other Fees and Costs)	A&E Fees-Fees and Costs		\$197,255.64
ID1716	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)-Storm Drainage)	Site Improvements		\$3,375.16
ID1717	Site Improvements-Steam/Return(Non-Dwelling Site Work (1480)-Site Utilities)	Site Improvements-Steam/Return		\$993.00
ID1718	Site Improvements-Sidewalk Replacement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Site Improvements-Sidewalk Replacement		\$2,473.00
ID1719	Site Improvements-Sewer Pipeline Replacement Bldgs 2 &3(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Site Improvements-Sewer Pipeline Replacement Bldgs 2 &3		\$5,975.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1720	Site Improvements-Exterior Security Lighting(Non-Dwelling Site Work (1480)-Lighting)	Site Improvements-Exterior Security Lighting		\$1,978.00
ID1721	Site Improvements-Fence(Non-Dwelling Site Work (1480)-Fencing)	Site Improvements-Fence		\$990.00
ID1743	Dwelling Equipment-Ranges and Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Dwelling Equipment-Ranges and Refrigerators		\$63,951.90
ID1744	Non-Dwelling Equipment-Security Cameras(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Non-Dwelling Equipment-Security Cameras		\$15,659.69
ID1745	Non-Dwelling Structure(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,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,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 Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Non-Dwelling Structure		\$60,179.78
ID1783	Dwelling Structures-Stair Treads/Hall Tiles(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Dwelling Structures-Stair Treads/Hall Tiles		\$4,947.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1784	Dwelling Structures-Energy Mgmt System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Energy Mgmt System		\$6,295.00
ID1785	Dwelling Structures-Roof/Tuck pointing(Dwelling Unit-Exterior (1480)-Roofs)	Dwelling Structures-Roof/Tuck pointing		\$1,978.00
ID1786	Dwelling Structures- Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Dwelling Structures-Doors		\$1,978.00
ID1787	Dwelling Structures-Vacancy Refurbishment(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Vacancy Refurbishment		\$14,346.00
ID1788	Dwelling Structures-Painting Halls/Stairs(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting Halls/Stairs		\$2,473.00
ID1789	Dwelling Structures-Plastering Work Items(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Plastering Work Items		\$2,473.00
ID1790	Dwelling Structures-Masonry(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Masonry		\$1,978.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1791	Dwelling Structures-LBP Abatement & Mold/Mildew Remediation(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-LBP Abatement & Mold/Mildew Remediation		\$3,957.00
ID1792	Dwelling Structures-Boiler Upgrade-Tube Replacement(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Upgrade-Tube Replacement		\$990.00
ID1793	Dwelling Structures-Boiler Upgrade(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Upgrade		\$1,484.00
ID1794	Dwelling Structures-Pump Refurb/Zone Control(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pump Refurb/Zone Control		\$1,978.00
ID1795	Dwelling Structures-Interior Steam and Return Line(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Interior Steam and Return Line		\$4,947.00
ID1796	Dwelling Structures-Interior Sewer Cleaning(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Interior Sewer Cleaning		\$1,484.00
ID1797	Dwelling Structures-Utility Monitoring System(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Utility Monitoring System		\$990.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1798	Dwelling Structures-Painting (Seniors)(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Dwelling Structures-Painting (Seniors)		\$638.00
ID1799	Dwelling Structures-Fire Alarm System Upgrade(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Fire Alarm System Upgrade		\$990.00
ID1800	Dwelling Structures-Boiler Replacement and Decentralization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Boiler Replacement and Decentralization		\$93,986.00
ID1801	Dwelling Structures-Pipe Insulation/Cathodic Protection(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Dwelling Structures-Pipe Insulation/Cathodic Protection		\$990.00
ID1802	Dwelling Structures-Green Communities(Dwelling Unit-Interior (1480)-Other)	Dwelling Structures-Green Communities		\$98,931.00
ID1803	Dwelling Structures-Entrance Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Dwelling Structures-Entrance Doors		\$6,378.00
ID1804	Dwelling Structures-Window Screens(Dwelling Unit-Exterior (1480)-Windows)	Dwelling Structures-Window Screens		\$3,827.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID1805	Dwelling Structures-Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Dwelling Structures-Kitchen Cabinets		\$3,828.00
ID1806	Dwelling Structures(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Dwelling Structures		\$69,345.16
	MONTGOMERY GRDNS (NJ009000006)			\$50,081.12
ID1683	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$4,451.35
ID1696	Administrative Costs(Administration (1410)-Salaries)	Administrative Costs		\$22,256.72
ID1701	CFFP Debt Service(Bond Debt Obligation (9001))	CFFP Debt Service		\$23,373.05
	Subtotal of Estimated Cost			\$7,418,908.00