

**Capital Fund Program
(CFP) Amendment**

to the Annual Contributions Contract (ACC) Office of Public and Indian Housing

HUD-52840-A

**U.S. Department of Housing
and Urban Development**

Attachment G

OMB Approval No. 2577-0075

(exp. 01/31/2021)

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, Public Housing Authority (as identified in the attached Addendum) (herein called the “PHA”) and the United States of America, Secretary of Housing and Urban Development (herein called “HUD”) have entered into Annual Contributions Contract(s) (ACC(s)), this CFP Amendment to the ACC(s) and the attached Addendum (collectively the Consolidated Annual Contributions Contract).

Whereas, HUD has agreed to provide CFP assistance, to the PHA in the amount specified in the attached Addendum for the purpose of assisting the PHA in carrying out development, capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised CFP Amendment with Addendum authorizing such additional amounts.

Now Therefore, this CFP Amendment with the attached Addendum amends the ACC(s) as follows:

1. This CFP Amendment with Addendum is a part of the ACC(s).

2. The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA’s HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five-Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.

4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization

scheduled will be made directly to a designated trustee within 3 days of the due date.

5. Unless otherwise provided, the 24-month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48-month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. However, the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s), and provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA has accepted all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to any corrective action order(s) in effect.

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall

follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, the provisions of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing projects(s) under the ACC(s), and provided further that, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12-month obligation and 24-month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24-month obligation and 48-month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the funds.

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 05/27/2020

Approved By: EPIC SYSTEM

Part I: Summary						
PHA Name : Chandler Housing & Redevelopment Division		Locality (City/County & State)				
PHA Number: AZ028		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	AUTHORITY-WIDE	\$107,417.00	\$63,000.00	\$63,000.00	\$63,000.00	\$63,000.00
	SCATTERED SITES/SENIOR SITES (AZ028000002)	\$588,700.00	\$307,000.00	\$97,000.00	\$280,000.00	\$245,000.00
	FAMILY SITES (AZ028000001)		\$230,000.00	\$440,000.00	\$257,000.00	\$292,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$107,417.00
ID0013	Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	Salaries and supplies		\$104,417.00
ID0017	Staff Training(Management Improvement (1408)-Staff Training)	Training events for staff for Capital Fund Program		\$3,000.00
	SCATTERED SITES/SENIOR SITES (AZ028000002)			\$588,700.00
ID0043	Heat Pump Replacements(Dwelling Unit-Interior (1480)-Mechanical)	Removal and replacement of 26 units at Single Family Homes.		\$140,000.00
ID0063	Shower/Tub Surround Replacement(Dwelling Unit-Interior (1480)-Tubs and Showers)	Remove 29 damaged shower/tub surrounds and replace with new cultured marble or composite surrounds at scattered site homes.		\$154,206.00
ID0071	Replace Kitchen & Bathroom Cabinets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace the kitchen and bathroom cabinets and associated plumbing fixtures in 29 homes.		\$284,494.00

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$63,000.00
ID0014	Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	Salaries and supplies		\$60,000.00
ID0018	Staff Training(Management Improvement (1408)-Staff Training)	Training events for staff for Capital Fund Program		\$3,000.00
	FAMILY SITES (AZ028000001)			\$230,000.00
ID0040	Parking Lot Paint & Striping (Dwelling Unit-Site Work (1480)-Striping)	Paint and strip the parking lots at 5 family sites.		\$10,000.00
ID0077	Replace Heat Pumps Site 3(Dwelling Unit-Interior (1480)-Mechanical)	Replace the Gas Heat Pumps and ducting on 40 units at family site 3.		\$220,000.00
	SCATTERED SITES/SENIOR SITES (AZ028000002)			\$307,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0057	Install Block Fence (Dwelling Unit-Site Work (1480)-Fencing)	Replace existing chain link fence with fence block at 6 homes.		\$52,000.00
ID0080	Heat Pump Replacements(Dwelling Unit-Interior (1480)-Mechanical)	Removal and replacement of 26 units at Single Family Homes.		\$140,000.00
ID0081	Replace Kitchen & Bathroom Cabinets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace the kitchen and bathroom cabinets and associated plumbing fixture in 11 homes.		\$115,000.00
	Subtotal of Estimated Cost			\$600,000.00

Form HUD-50075.2(4/2008)

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0069	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace the asphalt shingle roofs on 8 scattered site homes.		\$97,000.00
	Subtotal of Estimated Cost			\$600,000.00

Form HUD-50075.2(4/2008)

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$600,000.00

Form HUD-50075.2(4/2008)

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Capital Fund Program - Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2020	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	\$104,417.00
Staff Training(Management Improvement (1408)-Staff Training)	\$3,000.00
Subtotal of Estimated Cost	\$107,417.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	\$60,000.00
Staff Training(Management Improvement (1408)-Staff Training)	\$3,000.00
Subtotal of Estimated Cost	\$63,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	\$60,000.00
Staff Training(Management Improvement (1408)-Staff Training)	\$3,000.00
Subtotal of Estimated Cost	\$63,000.00

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	5 2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	\$60,000.00
Staff Training(Management Improvement (1408)-Staff Training)	\$3,000.00
Subtotal of Estimated Cost	\$63,000.00

Field Office Name	PHA Name	PHA Code	Grant Number	Grant Amount	Effective Date
ARIZONA STATE OFFICE	Chandler Housing & Redevelopment Division	AZ028	AZ20P02850120	\$696,117.00	3/26/2020

Part I: Summary					
PHA Name: Chandler Housing & Redevelopment Division		Grant Type and Number Capital Fund Program Grant No. AZ20P02850120 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant ☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (Revision No: 1) ☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvement	\$3,000.00	\$3,000.00		
4	1410 Administration	\$104,417.00	\$104,417.00		
5	1480 General Capital Activity	\$588,700.00	\$593,753.00		
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

(1) To be completed for the Performance and Evaluation Report
(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
(4) RHF funds shall be include here

Part I: Summary					
PHA Name: Chandler Housing & Redevelopment Division		Grant Type and Number Capital Fund Program Grant No. AZ20P02850120 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant ☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (Revision No: 1) ☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	\$696,117.00	\$701,170.00		

(1) To be completed for the Performance and Evaluation Report
(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
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Part I: Summary					
PHA Name: Chandler Housing & Redevelopment Division		Grant Type and Number Capital Fund Program Grant No. AZ20P02850120 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant ☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (Revision No: 1) ☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director /S/ MABQ93 Date 10/01/2020	Signature of Public Housing Director Date
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(1) To be completed for the Performance and Evaluation Report
(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
(4) RHF funds shall be include here

Part II: Supporting Pages								
PHA Name: Chandler Housing & Redevelopment Division		Grant Type and Number Capital Fund Program Grant No. AZ20P02850120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
Not associated with any specific development	Capital Fund Program Salary & Supplies (Administration (1410)) Description : Salaries and supplies	1410		\$104,417.00	\$104,417.00			
Not associated with any specific development	Staff Training (Management Improvement (1408)) Description : Training events for staff for Capital Fund Program	1408		\$3,000.00	\$3,000.00			
AZ028000002 - SCATTERED SITES/SENIOR SITES	Heat Pump Replacements (Dwelling Unit-Interior (1480)) Description : Removal and replacement of 26 units at Single Family Homes.	1480		\$140,000.00	\$145,053.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Chandler Housing & Redevelopment Division		Grant Type and Number Capital Fund Program Grant No. AZ20P02850120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
AZ028000002 - SCATTERED SITES/SENIOR SITES	Shower/Tub Surround Replacement (Dwelling Unit-Interior (1480)) Description : Remove 29 damaged shower/tub surrounds and replace with new cultured marble or composite surrounds at scattered site homes.	1480		\$154,206.00	\$154,206.00			
AZ028000002 - SCATTERED SITES/SENIOR SITES	Replace Kitchen & Bathroom Cabinets (Dwelling Unit-Interior (1480)) Description : Replace the kitchen and bathroom cabinets and associated plumbing fixtures in 29 homes.	1480		\$284,494.00	\$284,494.00			
AZ028000002 - SCATTERED SITES/SENIOR SITES	Radon Testing (Dwelling Unit-Interior (1480)) Description : Test all the units at Kingston for radon. This is an ongoing testing requirement since there are units that have test results above the EPA standard.	1480		\$10,000.00	\$10,000.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Chandler Housing & Redevelopment Division		Grant Type and Number Capital Fund Program Grant No. AZ20P02850120 Replacement Housing Factor Grant No. CFFP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
	Total:			\$696,117.00	\$701,170.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Chandler Housing & Redevelopment Division					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ⁽¹⁾
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S, Housing Act of 1937, as amended.