2024 Capital Fund

OMB Approval No. 2577-0303
(exp. 10/31/2026)

Capital Fund Program (CFP) Amendment
to Consolidated Annual Contributions Contract Terms and Conditions (HUD-53012)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

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Whereas, (Public Housing Authority) Chandler Housing & Redevelopment Division AZ028 (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract ACC(s) Numbers(s) (On File) dated (On File)

Whereas, in accordance with Public Law No: 118-42,

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out 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. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

$ $939,715.00 for Fiscal Year 2024 to be referred to under the Capital Fund Grant Number AZ20P02850124
PHA Tax Identification Number (TIN): On File UEI Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number On File

Now Therefore, the ACC is amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC.

2. The PHA must carry out all 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 lessthan 250 public housing dwelling units, such PHA may continue to use the fullflexibility in accordance with 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 PHAfor 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 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. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept 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 of the Annual PHA Plan. 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 th attached corrective action order(s).
(mark one) : Yes ☐ No ☐

10. The PHA is required to report in the format and frequency established by HUD on all open Capit 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 anc 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, 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-incomehousing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject a 12 month obligation and 24 month expenditure timeperiod. 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 bethe date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant fundi

13. Waste, Fraud, Abuse, and Whistleblower Protections. Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector Genera (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via its hotline number (1-800-347-3735) and its online hotline form. You must comply with U.S.C. § 4712, which includes informing your employees in writing of their rights and remedies, in th predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a governmen contractor, subcontractor, grantee, and subgrantee—as well as a personal services contractor—whc make a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:
1. Gross mismanagement of a Federal contract or grant;
2. Waste of Federal funds;
3. Abuse of authority relating to a Federal contract or grant;
4. Substantial and specific danger to public health and safety; or
5. Violations of law, rule, or regulation related to a Federal contract or grant.

14. This grant may be subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117–58), unless waived by the Department: refer to HUD's BABA webpage for further information (https://www.hud.gov/program_offices/general_counsel/build_america_buy_america)

The parties have executed this CFP Amendment, and it will be effective on the date HUD signs below.

U.S. Dept of HUD		PHA (Executive Director or authorized agent)	
By /s/	Date:	By Amy Jacobson	Date: 3/10/25
Marianne Nazzaro	8/20/2024		
Title: Deputy Assistant Secretary Office Public Housing Invest.		Title Housing & Redevelopment Senior Manager	

Previous versions obsolete

Capital Fund Program - Five-Year Action Plan

Status: Approved **Approval Date:** 07/18/2024 **Approved By:** RHODES , WILLIAM

Part I: Summary

PHA Name : Chandler Housing & Redevelopment Division

PHA Number: AZ028

Locality (City/County & State)

☐ **Original 5-Year Plan** ☒ **Revised 5-Year Plan (Revision No:)**

A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	SCATTERED SITES/SENIOR SITES (AZ028000002)	$653,320.00	$433,000.00	$633,000.00	$623,000.00	
	FAMILY SITES (AZ028000001)	$180,000.00	$200,000.00		$10,000.00	
	AUTHORITY-WIDE	$95,924.00	$67,000.00	$67,000.00	$67,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES/SENIOR SITES (AZ028000002)			$653,320.00
ID0090	Shower/Tub Surround Replacement(Dwelling Unit-Interior (1480)-Tubs and Showers)	Remove 17 damaged shower/tub surrounds and replace with new cultured marble or composite surrounds at scattered site homes.		$99,494.00
ID0100	Install Block Fence(Dwelling Unit-Site Work (1480)-Fencing,Non-Dwelling Exterior (1480)-Paint and Caulking)	Installation of block fence		$67,000.00
ID0112	AMP 2 Kingston Shade Structure(Non-Dwelling Exterior (1480)-Other)	create outdoor share structure for kingston		$40,000.00
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 14 homes.		$187,821.00
ID0091	Replace Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofs in 17 homes.		$250,000.00
ID0102	Radon Testing(Dwelling Unit-Interior (1480)-Other)	Annual Testing EPA standard for Kingston units		$9,005.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FAMILY SITES (AZ028000001)			$180,000.00
ID0113	Environmental Reviews(Administration (1410)-Other)	Environmental Reviews for capital projects		$180,000.00
	AUTHORITY-WIDE (NAWASD)			$95,924.00
ID0014	Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	Salaries and supplies		$92,924.00
ID0018	Staff Training(Management Improvement (1408)-Staff Training)	Training events for staff for Capital Fund Program		$3,000.00
	Subtotal of Estimated Cost			$929,244.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$67,000.00
ID0078	Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	Salaries and Supplies		$64,000.00
ID0079	Staff Training(Management Improvement (1408)-Staff Training)	Training events for staff for Capital Fund Program		$3,000.00
	FAMILY SITES (AZ028000001)			$200,000.00
ID0107	Site 4 Cabinet Replacement(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	replace cabinets		$200,000.00
	SCATTERED SITES/SENIOR SITES (AZ028000002)			$433,000.00
ID0108	Install Security Gates(Dwelling Unit-Exterior (1480)-Other)	Security Gates-Kingston		$133,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0109	Shower Replacement(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Showers Kngston		$200,000.00
ID0110	SS Blockwall Replacement (Dwelling Unit-Exterior (1480)-Other)	Replace 10 more block wall at scatter site homes		$100,000.00
	Subtotal of Estimated Cost			$700,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$67,000.00
ID0087	Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	Salaries and Supplies		$64,000.00
ID0101	Staff Training(Management Improvement (1408)-Staff Training)	Training events for staff for Capital Fund Program		$3,000.00
	SCATTERED SITES/SENIOR SITES (AZ028000002)			$633,000.00
ID0088	Shower/Tub Surround Replacement Site 1(Dwelling Unit-Interior (1480)-Tubs and Showers)	Remove 53 damaged shower/tub surrounds and replace with new cultured marble or composite surrounds at Site 1.		$268,000.00
ID0089	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 20 homes.		$365,000.00
	Subtotal of Estimated Cost			$700,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES/SENIOR SITES (AZ028000002)			$623,000.00
ID0093	Replace Kitchen & Bathroom Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Replace the kitchen and bathroom cabinets and associated plumbing fixture in 20 homes.		$250,000.00
ID0094	Shower/Tub Surround Replacement(Dwelling Unit-Interior (1480)-Tubs and Showers)	Remove 30 damaged shower/tub surrounds and replace with new cultured marble or composite surrounds at scattered site homes.		$273,000.00
ID0111	SS Backyard Rock (Dwelling Unit-Exterior (1480)-Other)	Replace backyard rock in 40 scattered site homes		$100,000.00
	AUTHORITY-WIDE (NAWASD)			$67,000.00
ID0097	Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	Salaries and Supplies		$64,000.00
ID0098	Staff Training(Management Improvement (1408)-Staff Training)	Training events for staff for Capital Fund Program		$3,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FAMILY SITES (AZ028000001)			$10,000.00
ID0099	Parking Lot paint(Non-Dwelling Exterior (1480)-Paint and Caulking)	Parking lot painting		$10,000.00
	Subtotal of Estimated Cost			$700,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2023	
Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	$92,924.00
Staff Training(Management Improvement (1408)-Staff Training)	$3,000.00
Subtotal of Estimated Cost	$95,924.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 2 2024

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	$64,000.00
Staff Training(Management Improvement (1408)-Staff Training)	$3,000.00
Subtotal of Estimated Cost	$67,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3 2025	
Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	$64,000.00
Staff Training(Management Improvement (1408)-Staff Training)	$3,000.00
Subtotal of Estimated Cost	$67,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4 2026	
Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	$64,000.00
Staff Training(Management Improvement (1408)-Staff Training)	$3,000.00
Subtotal of Estimated Cost	$67,000.00