

Capital Fund Program - Five-Year Action Plan

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

Status: **Approved** **Approval Date:** 04/17/2020 **Approved By:** CHONG, HERBERT 2577-0274
02/28/2022

Part I: Summary

PHA Name : City of Glendale Housing Authority

Locality (City/County & State)

Original 5-Year Plan

Revised 5-Year Plan (Revision No:)

PHA Number: AZ003

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
GLENDALE HOMES (AZ003000001)	\$367,581.00	\$255,500.00	\$229,000.00	\$247,000.00	\$250,000.00

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
ID0001	GLENDALE HOMES (AZ003000001)			\$367,581.00
ID0002	Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior painting at Lamar Homes on 23 buildings		\$75,000.00
ID0003	Common Area Grills and Picnic Tables/Benches(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Replacing ten concrete picnic tables/benches and barbecue grills at Lamar and Glendale Homes		\$26,000.00
ID0004	Maintenance Equipment(Operations (1406))	Replace old maintenance flat bed trailer		\$9,000.00
ID0005	Operations(Operations (1406))	To help in the unexpected costs for the maintenance operations of the public housing units.		\$13,000.00
ID0006	Staff Training(Management Improvement (1403)-Staff Training)	Training for management and staff		\$5,000.00
ID0006	Dwelling Site Electrical Panels(Dwelling Unit-Exterior (1480)-Other)	Replace any outdated electrical panels at Lamar and Glendale Homes		\$35,000.00

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
ID0007	Plumbing Replacement & Repair(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Planning)	Install new water supply lines and drain for new kitchen at main office		\$15,000.00
ID0008	Rain Gutters for Drainage(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Add rain gutters to buildings at Lamar and Glendale Homes for drainage control		\$10,000.00
ID0009	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Appliances as needed to include washers, dryers, dishwashers, stoves, refrigerators, and water heaters.		\$10,000.00
ID0010	Tree Trimming(Non-Dwelling Site Work (1480)-Landscape)	Trim existing trees on grounds to include removal of dead trees and broken branches at Glendale, Lamar and Cholla Vista Homes.		\$4,000.00
ID0011	Tile Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace existing carpet in units with ceramic tile in ten units.		\$20,000.00
ID0012	Physical Needs Assessment(Management Improvement (1408)-Other)	Contract to perform a physical needs assessment on the Cholla Vista, Glendale Homes and Lamar for future planning.		\$10,000.00
ID0013	Environmentals (Management Improvement (1408)-Other)	Contract for environmental reviews on the three properties		\$7,500.00

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

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Work Statement for Year		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0014	Xeriscaping Front Grounds (Non-Dwelling Site Work (1480)-Landscaping)	Xeriscaping the fronts of the grounds at Glendale and Lamar Homes		\$128,081.00
	Subtotal of Estimated Cost			\$367,581.00

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 2 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0015	GLENDALE HOMES (AZ003300001)			\$255,500.00
ID0016	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of refrigerators, water heaters, dishwashers, stoves, washers and dryers as needed		\$30,000.00
ID0017	HVAC Replacement (Dwelling Unit-Exterior (1480)-Other)	Replace at least five heating and cooling units as needed		\$21,500.00
ID0018	Stucco Repair(Non-Dwelling Site Work (1480)-Fence Painting)	Repair stucco on pony walls at Glendale Homes		\$25,000.00
ID0019	Replace Dwelling Cabinets and Countertops(Dwelling Unit-Interior (1480)-Kitchen Cabinets;Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Remodel kitchen cabinets and countertops in five units		\$36,000.00
ID0020	Staircase flooring and Handrails(Dwelling Unit-Interior (1480)-Flooring (non routine);Dwelling Unit-Interior (1480)-Other)	Replace the vinyl floors on the stairs at Cholla Vista along with new handrails in twelve units.		\$10,000.00
ID0020	Paint and Repair Gables(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint and repair exterior gables on 26 buildings at Glendale Homes		\$100,000.00

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 2 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0021	Bathroom Remodelist,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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Tubs and Showers)	Six bathrooms to be remodeled to include new tile, pedestal, toilet, light fixtures, medicine cabinets and bathroom fixtures.		\$20,000.00
ID0022	Copier(Operations (1406))	New copier for front admin office		\$8,000.00
ID0023	Policy Improvement(Contract Administration (1480)-Other Fees and Costs)	Contract for new policies in Public Housing. (ACOP)		\$11,000.00
	Subtotal of Estimated Cost			\$255,500.00

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

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

Work Statement for Year 3 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ0030000001)			\$229,000.00
ID0024	Training for Staff(Management Improvement (1408)-Staff Training)	Training for staff on EPA Regulations		\$3,000.00
ID0025	Tree Trimming and Removal(Non-Dwelling Site Work (1480)-Landscape)	Tree trimming and removal at Lamar and Glendale Homes		\$10,000.00
ID0026	Fire Stops(Dwelling Unit-Interior (1480)-Other)	Replace existing fire stops in kitchens under range hoods for 155 units.		\$15,000.00
ID0027	HVAC Replacement(Dwelling Unit-Exterior (1480)-Other)	Replace up to 4 air-conditioning units as needed		\$15,000.00
ID0028	Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace up to 25 exterior metal doors at Lamar and Glendale Homes.		\$15,000.00
ID0029	Maintenance Equipment(Operations (1406))	Purchase two bed bug heaters		\$5,000.00

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
ID0030	Garbage Disposals(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace garbage disposals in units as needed		\$5,000.00
ID0031	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof replacement at Lamar, Glendale and Cholla Vista Homes.		\$50,000.00
ID0032	Interior and Exterior Lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace the security lighting as needed at the three properties		\$10,000.00
ID0033	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of stoves, refrigerators, washers, dryers and water heaters as needed		\$43,000.00
ID0034	Unit Upgrade at Cholla Vista(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclic),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remodel three additional units at Cholla Vista to meet UFA requirements.		\$53,000.00
ID0035	Operations(Operations (1406))	To use for unforeseen expenses in the operations of the three public housing sites.		\$5,000.00
Subtotal of Estimated Cost				\$229,000.00

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Office of Public and Indian Housing
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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	
	GLENDALE HOMES (AZ003000001)			\$247,000.00	
ID0036	Suoco Repair(Non-Dwelling Site Work (1480)-Fence Painting)	Post wall repair at Lamar Homes		\$20,000.00	
ID0037	HVAC Units(Dwelling Unit-Exterior (1480)-Other)	Replace five air conditioning units as needed		\$22,000.00	
ID0038	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace washer, dryers, dishwashers, stoves, refrigerators & water heaters as needed in units.		\$47,000.00	
ID0039	Garbage Disposals(Dwelling Unit-Interior (1480)-Plumbing)	Replace garbage disposals in units as needed		\$4,000.00	
ID0040	Training for Staff(Management Improvement (1408)-Staff Training)	Training for public housing staff on new regulations and maintenance techniques.		\$5,000.00	
ID0041	Picnic Area Canopies(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Canopies to cover the picnic areas in the common areas for summer shade.		\$74,000.00	

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 2577-0274
 02/28/2022

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Work Statement for Year 4 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0042	Maintenance Shop Expansion(Non-Dwelling Construction-New Construction (1480)-Shop)	Expand back storage area of the maintenance shop at Glendale Homes		\$35,000.00
ID0043	Operations(Operations (1400))	Used for unforeseen expenses in the operation of the public housing units.		\$5,000.00
ID0044	Cholla Vista Updates(Dwelling Unit-Exterior (1480)-Other)	Repair and update Cholla Vista HVAC units. Repair and update work areas.		\$35,000.00
	Subtotal of Estimated Cost			\$247,000.00

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 02/28/2022

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

Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0045	GLENDALE HOMES (AZ003300601) Operations(Operations (1406))	Cover costs for unforeseen transfers, storage fees. Coverage for unforeseen maintenance costs.		\$5,000.00
ID0046	Parking Lots Paved(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Remove old pavement and redo parking lots at admin building and all three public housing properties.		\$115,000.00
ID0047	Tankless Water Heaters(Dwelling Unit-Interior (1480)-Plumbing)	Replace gas water tanks with tankless water heaters at all three sites		\$120,000.00
ID0048	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace washers, dryers, stoves, refrigerators and dishwashers as needed in units.		\$10,000.00
	Subtotal of Estimated Cost			\$250,000.00