

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 07/31/2017

Part I: Summary PHA Name: City of Glendale Housing Authority PHA Number: AZ003		Locality (City/County & State) IX) Original 5-Year Plan		Revised 5-Year Plan (Revision No:)		
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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

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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
ID0001	GLENDALE HOMES (AZ003000001)			
ID0002	Replacement of appliances (dwelling unit interior 1480 – appliances	Replacement of refrigerators, stoves and dishwashers as needed		\$30,000.00
ID0003	HVAC Dwelling unit exterior 1480 – other	Replace up to 5 heating and cooling units as needed		\$29,750.00
ID0004	Stucco repair (dwelling unit-site work 1480 fence painting; dwelling unit site work 1480-fencing	Pony wall repair at Glendale Homes		\$25,000.00
ID0005	Dwelling cabinet and counter tops (1480 dwelling unit interior, kitchen cabinets	Remodel kitchen cabinets and countertops in five units		\$30,000.00
	Staircase flooring and handrailing (dwelling unit interior 1480 - flooring	Replace old vinyl flooring and handrailing at twelve, two story units at Cholla Vista		\$10,000.00
	Paint gables and repair (dwelling unit- exterior 1480 – exterior paint and caulking	Exterior painting and repairs to the gable on 26 building at Glendale Homes		\$100,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0006	Bathroom remodels (1480 dwelling unit interior) bathroom cabinets and sinks, flooring	Six restrooms to be remodeled to include tile, pedestal, toilet, light fixtures, medicine cabinet and shower heads.		\$20,000.00
ID0007	Copier 1406-operations	New copier for public housing admin office		\$8,000.00
ID0008	Training for staff (1408-staff training)	Staff training on new regulations, policies and procedures for the maintenance staff.		\$3,000.00
ID0009	Common area barbecue grills, non-dwelling site work, 1480-playground areas-equipment	Replace existing barbecue grills in picnic common areas at Glendale homes and Lamar Homes		\$11,000.00
ID0010	Policy Improvement (1408 Management Improvement)	Contracting for producing the 2021 revision to the Public Housing Admissions and Continued Occupancy Policy (ACOP)		\$11,000.00
ID0011	Shade structures (1480 playground equipment areas)	Shade structures for 14 picnic areas at Glendale and Lamar homes		\$102,434.00
	Total Cost			\$380,184.00

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Work Statement for Year 2 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0012	1408-staff training, management improvement	Training for maintenance staff on EPA regulations		\$3,000.00
ID0013	Tree trimming and removal (non-dwelling site work 1480 - landscape	Tree trimming and removal at Lamar and Glendale Homes locations, as needed		\$10,000.00
ID0014	Fire stops unit interior 1480-other	Replace existing fire stops under range hoods on all 155 units.		\$15,000.00
ID0015	HVAC dwelling unit-exterior 1480-other	Replace up to 4 complete HVAC systems as needed throughout Lamar, Glendale and Cholla Vista Homes		\$15,000.00
ID0016	Exterior mechanical doors, dwelling unit exterior, 1480 exterior doors	Replace up to 25 exterior metal doors at Lamar and Glendale Homes		\$15,000.00
ID0017	Maintenance equipment tools, operations 1406 Operations	Purchase one bed bug heaters		\$6,000.00

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Work Statement for Year 2 2022

	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0018	Garbage disposals, dwelling unit interior, 1480-kitchen sinks and faucets	Replace garbage disposals in units as needed.		\$5,000.00
ID0019	Roof replacement, dwelling unit-exterior 1480-roofs	Roof replacements at Lamar, Glendale and Cholla Vista		\$50,000.00
ID0020	Interior and exterior lighting, dwelling unit-exterior, 1480- exterior lighting, dwelling interior lighting	Replace security and interior lighting as needed at all three properties		\$10,000.00
ID0021	Appliances, dwelling unit-interior 1480-appliances	Replacement of stoves, refrigerator, washer and dryers and dishwashers as needed.		\$43,000.00
ID0022	Water heaters, dwelling unit interior, 1480-plumbing	Replace water heaters as needed		\$8,000.00
ID0023	Unit upgrade at Cholla Vista to UFAS, dwelling unit-interior, 1480 appliances, dwelling unit-interior, bathroom counters and sinks-1480, bathroom flooring (non-cyclical) 1480-commodes, flooring 1480 (non-routine) interior doors-1480, interior painting (non-routine) 1480-dwelling interior unit, kitchen cabinets-1480 dwelling unit interior, kitchen sinks and cabinets, 1480-other plumbing	Remodel 3 additional units at Cholla Vista to meet UFAS requirements		\$53,000.00

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ID0024	Operations-1406	For cost to cover unforeseen unit transfers and cover cost of storage fees and other necessary cost		\$5,000.00
	Subtotal of Estimated Cost			\$238,000.00

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Work Statement for Year 3 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			
ID0025	Stucco repair, Non-dwelling site work, 1480-fencing, painting	Pony wall repair at Lamar Homes		\$20,000.00
ID0026	HVAC Dwelling unit-exterior 1480-other	Replace five units at Lamar and Glendale Homes as Needed		\$29,750.00
ID0027	Appliances, dwelling unit interior 1480-appliances	Replacement refrigerators, stoves, dishwashers, washer and dryers as needed		\$47,000.00
ID0028	Water heater, dwelling unit interior, 1480-plumbing	Replace water heaters in public housing as needed		\$7,000.00
ID0029	Garbage disposals, dwelling unit interior, 1480-plumbing	Replace garbage disposals as needed in public housing		\$4,000.00
ID0030	Management improvements, Staff training 1408	Training for public housing staff on new regulations and procedures		\$5,000.00

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Work Statement for Year 3 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0031	Wall/Fencing expand, non-dwelling site work 1480 Fencing	Expand back storage are of the maintenance shop at Glendale Homes		\$35,000.00
ID0032	Operations -1406	For cost to cover unforeseen unit transfers and other costs as need used in the operations of the PHA.		\$5,000.00
ID0033	Cholla Vista Updates -- Dwelling Unit -Exterior 1480 -- Other	Repair and update needed HVAC units and finalize UFAS compliance work to units		\$35,000.00
ID0036	Subtotal of Estimated Cost			\$187,750.00

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Work Statement for Year 4 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$250,000.00
ID0037	Operations – 1406	Cover cost of unforeseen transfers and cover any other cost associated with that.		\$5,000.00
ID0038	Parking Lots, 1480-non-dwelling sit work	Remove old pavement and redo the parking lots at admin building and all three public housing properties		\$115,000.00
ID0039	Water heaters 1480 dwelling unit interior-plumbing-water heaters	Replace old gas tank water heater with new tankless water heater throughout public housing		\$120,000.00
ID0040	Appliances, dwelling unit interior 1480-appliances	Replace appliances as needed. Refrigerators, stoves, dishwashers, washer and dryers		\$10,000.00
ID0041				
ID0042	Estimated total cost			\$250,000.00

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Work Statement for Year 5 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$250,000.00
ID0047	Appliances -- 1480	Appliance Replacement		\$10,000
ID0048	Landscaping -- 1480	Tree & Palm Tree trimming and removal		\$5,000
ID0049	Exterior Dwelling - Roofing - 1480	Roof Replacement for Lamar, Glendale and Cholla Vista Homes		\$150,000
ID0050	Exterior Dwelling -- Paint -1480	Paint Exterior of Glendale, Lamar and Cholla Vista Buildings		\$85,000
	Estimated total cost			\$250,000.00