

Capital Fund Program - Five-Year Action Plan

2021

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

Status: Approved

Approval Date: 10/18/2021

Approved By: CHONG, HERBERT

Part I: Summary						
PHA Name : City of Glendale Housing Authority		Locality (City/County & State)				
PHA Number: AZ003		<input type="checkbox"/> Original 5-Year Plan		<input checked="" 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
	GLENDALE HOMES (AZ003000001)	\$380,184.00	\$238,000.00	\$187,750.00	\$250,000.00	\$250,000.00

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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
	GLENDALE HOMES (AZ003000001)			\$380,184.00
ID0015	Replacement of Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of refrigerators, water heaters, dishwashers, stoves, washers and dryers as needed		\$30,000.00
ID0016	HVAC Replacement (Dwelling Unit-Exterior (1480)-Other)	Replace at least five heating and cooling units as needed		\$29,750.00
ID0017	Stucco Repair(Non-Dwelling Site Work (1480)-Fence Painting)	Repair stucco on pony walls at Glendale Homes		\$25,000.00
ID0018	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		\$30,000.00
ID0019	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

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Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0021	Bathroom Remodels(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)-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
ID0049	Common Area Barbecue Grills (Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Replace existing barbecue grills in common picnic areas at Glendale and Lamar Homes		\$11,000.00
ID0050	Staff Training(Management Improvement (1408)-Staff Training)	Staff Training classes on regulations, policies and new procedures for public housing staff.		\$3,000.00
ID0051	Playground Shade Structures(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Shade structures for 14 picnic areas at Glendale and Lamar Homes		\$95,434.00
ID0058	Asbestos Removal and Certification - Emergency(Dwelling Unit-Interior (1480)-Flooring (non routine))	Unit 6604 52nd Ave has been tested for asbestos. The report said the asbestos was a category 1 and 2 but was not RACM in the hall, 1 bedroom and bathroom.		\$7,000.00

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Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$380,184.00

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Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$238,000.00
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 Replacment(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 one bed bug heaters		\$6,000.00

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Work Statement for Year 2		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 cyclical),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 UFAS 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
ID0052	Water Heaters(Dwelling Unit-Interior (1480)-Plumbing)	Replace water Heaters as needed		\$8,000.00

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Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$238,000.00

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
	GLENDALÉ HOMES (AZ003000001)			\$187,750.00
ID0036	Stucco Repair(Non-Dwelling Site Work (1480)-Fence Painting)	Pony wall repair at Lamar Homes		\$20,000.00
ID0037	HVAC Units(Dwelling Unit-Exterior (1480)-Other)	Replace five air conditioning units as needed		\$29,750.00
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
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

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Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0043	Operations(Operations (1406))	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
ID0053	Water Heaters(Dwelling Unit-Interior (1480)-Plumbing)	Replace water heaters in public housing as needed.		\$7,000.00
	Subtotal of Estimated Cost			\$187,750.00

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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
	GLENDALÉ HOMES (AZ003000001)			\$250,000.00
ID0045	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

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
	LENDALE HOMES (AZ003000001)			\$250,000.00
ID0054	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of appliance as needed in all units to include washer, dryer, stove, refrigerator, and dishwasher.		\$10,000.00
ID0055	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Tree and Palm Tree trimming as needed at Glendale and Lamar Homes and Cholla Vista.		\$5,000.00
ID0056	Exterior Dwelling - Roofing(Dwelling Unit-Exterior (1480)-Roofs)	Replace tile roofing on Lamar, Glendale Homes and Cholla Vista.		\$150,000.00
ID0057	Exterior Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint exterior of Glendale Homes, Lamar and Cholla Vista buildings.		\$85,000.00
	Subtotal of Estimated Cost			\$250,000.00