

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

Status: Approved

Approval Date: 07/18/2022

Approved By: CHONG, HERBERT

Part I: Summary						
PHA Name : City of Glendale Housing Authority		Locality (City/County & State)				
PHA Number: AZ003		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	GLENDALÉ HOMES (AZ003000001)	\$476,911.00	\$340,000.00	\$340,000.00	\$485,000.00	\$350,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$476,911.00
ID0024	Water Heaters(Dwelling Unit-Interior (1480)-Other)	Replace water heaters as needed at all three properties		\$8,000.00
ID0025	Keyless Entry(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Doors)	Replace locks with keyless entry at Admin Office		\$20,000.00
ID0052	Physical Needs Assessment(Management Improvement (1408)-Other)	Contract to perform PNA on Glendale Housing Sites		\$30,400.00
ID0015	Training for Staff(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training for maintenance and staff on new safety procedures & regulations		\$3,000.00
ID0016	Tree Trimming and Landscape(Dwelling Unit-Site Work (1480)-Landscape)	Tree trimming and removal at Lamar and Glendale Home locations. Cholla Vista as needed.		\$15,000.00
ID0017	Fire Stops in Units(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Site Work (1480)-Fence Painting)	Replace existing fire stops under range hoods on all 155 units		\$15,000.00

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Work Statement for Year		1	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0018	HVAC Dwelling Unit(Dwelling Unit-Exterior (1480)-Other)	Replace/Repair HVAC systems as needed at Lamar, Glendale and Cholla Vista Homes		\$118,511.00
ID0019	Exterior Mechanical Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace up to 25 exterior metal doors at Lamar and Glendale Homes		\$30,000.00
ID0020	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof replacements and maintenance repairs to roofs at Lamar, Glendale and Cholla Vista		\$108,000.00
ID0021	Interior and Exterior Lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace security lighting and interior lighting as needed at all three properties		\$30,000.00
ID0022	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of stoves, refrigerators, washer and dryers and dishwashers as needed at all three properties.		\$43,000.00
ID0023	Operations(Operations (1406))	For costs that are unforeseen and for tenant moving costs on transfers.		\$10,000.00
ID0049	Electrical Panels(Dwelling Unit-Exterior (1480)-Other)	Electrical Panel Upgrades at Lamar and Glendale Homes		\$46,000.00

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Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$476,911.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$340,000.00
ID0036	Stucco Repair(Non-Dwelling Site Work (1480)-Fence Painting)	Pony wall repair at Lamar Homes		\$29,750.00
ID0037	HVAC Units(Dwelling Unit-Exterior (1480)-Other)	Replace units at Lamar, Glendale and Cholla Vista as needed		\$142,250.00
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		\$100,000.00

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Work Statement for Year 2 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
ID0053	Water Heaters(Dwelling Unit-Interior (1480)-Plumbing)	Replace water heaters in public housing as needed.		\$7,000.00
	Subtotal of Estimated Cost			\$340,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$340,000.00
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	HVAC Units(Dwelling Unit-Exterior (1480)-Other)	Replace AC Units at three properties as needed		\$170,000.00
ID0048	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace washers, dryers, stoves, refrigerators and dishwashers as needed in units.		\$10,000.00
ID0059	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacements and Maintenance repairs to roofs at Lamar, Glendale Homes and Cholla Vista		\$40,000.00
	Subtotal of Estimated Cost			\$340,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$485,000.00
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.		\$20,000.00
ID0056	Exterior Dwelling - Roofing(Dwelling Unit-Exterior (1480)-Roofs)	Replace tile roofing on Lamar, Glendale Homes and Cholla Vista.		\$250,000.00
ID0057	Exterior Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint exterior of Glendale Homes, Lamar and Cholla Vista buildings.		\$200,000.00
ID0060	Operations(Operations (1406))	For unforeseen cost due to tenant moves or transfers		\$5,000.00
	Subtotal of Estimated Cost			\$485,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$350,000.00
ID0061	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of Stoves, Refrigerators, Washers/Dryers and Dishwashers as needed in units at three properties		\$10,000.00
ID0062	Operations(Operations (1406))	Cost unforeseen for operational		\$5,000.00
ID0063	Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Door Weather stripping		\$45,000.00
ID0064	HVAC(Dwelling Unit-Exterior (1480)-Other)	HVAC Unit replacements as needed for units over 10 years old		\$210,000.00
ID0065	Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Paint at Cholla Vista		\$80,000.00
	Subtotal of Estimated Cost			\$350,000.00