

Capital Fund Program - Five- Year Action Plan

Part I: Summary PHA Name: City of Glendale Housing Authority PHA Number: AZ003	Locality (Glendale/Maricopa County AZ Region IX (X) Original 5-Year Plan Revised 5-Year Plan (Revision No:)
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A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	GLENDALÉ HOMES (AZ003000001)	\$600,000	\$504,000	\$600,000	\$596,500	\$596,500

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year	1	2025		

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$600,000
ID0001	Operations (1406)	For cost to cover unforeseen unit transfers and cover cost of storage fees and other necessary cost.		\$10,000
ID0002	Appliances (Dwelling Units) 1480	Replacement refrigerators, stoves, dishwashers, washer, and dryers as needed.		\$10,000
ID0003	Landscaping (Non -Dwelling Site Work) 1480	Tree and Palm Tree trimming as needed at three sites.		\$20,000
ID0004	Roofing (Exterior Dwelling) 1480	Replace tile roofing on Lamar Homes.		\$60,000
ID0005	A/C Units for All sites (Exterior Dwelling) 1480	Repair and Update all A/C units at all sites.		\$100,000

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year	1	2025		

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0006	Security/Screen Doors and Exterior Mechanical Doors (Dwelling Unit Exterior) 1480	Replace security and metal doors at Lamar and Glendale Homes.		\$15,000
ID0007	Water Heaters (Dwelling Unit – Interior) 1480	Replace water heaters in 12 units.		\$ 8,000
ID0008	Garbage Disposals Replaced (Dwelling Unit – Interior) 1480	Replace Garbage disposals at units as needed.		\$ 2,500
ID0009	Sewer Line Cleaning and Repair (Dwelling Unit Site Work) 1480	Annual Occurrence to clean out underground pipes at Glendale, Lamar and Cholla Vista sites.		\$20,000
ID0010	Tile Flooring (Dwelling Unit-Interior Flooring) 1480	Carpet removal and asbestos testing for new tile installation.		\$15,000
ID0011	Kitchen and Bathroom Remodels (Dwelling Unit - Interior) 1480	Kitchen remodels and Bathroom remodels at 4 units.		\$45,000
ID0012	Sewer line Cleanouts (Plumbing -1480)	Redo Exterior Cleanouts at three sites.		\$109,500

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ID0013	Fencing Replacement (Dwelling Unit – Site Work) 1480	Replace panel fencing at Lamar site.		\$10,000
ID0014	HVAC Duct Work (Dwelling Unit – Interior) 1480	HVAC Duct replacement on ¾ Br Duplexes at Lamar.		\$25,000
ID0015	Plumbing (Dwelling Unit – Interior/Exterior) 1480	Repair of interior and exterior plumbing leaks at all sites.		\$15,000
ID0016	Electrical Panels (Exterior Dwelling units) 1480	Repair or replace electrical panels as needed.		\$35,000
ID0017	Lighting (Dwelling Unit Exterior/Interior) 1480	Install or replace light fixtures at all sites.		\$25,000
ID0018	Termite Repair (Dwelling Unit Exterior)	Termite damage repairs to frames and structures at all sites.		\$25,000
ID0019	Locksmithing (Dwelling Unit Exterior and Interior) 1480	New door handles and locksmith hardware (cores changed out) at all sites.		\$20,000
ID0020	Sidewalks and Patios (Dwelling Unit – Exterior) 1480	Repair, replace or additions to sidewalks and patios at all sites as needed.		\$30,000
	Total of Estimated Costs - 2025			\$600,000

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year	2	2026		

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$504,000
ID0021	Operations (Operations – 1406)	Cover Costs for unforeseen expenses ordinarily coded as extra ordinary.		\$10,000
ID0022	HVAC (Dwelling unit-exterior) 1480-other	Replace units at Lamar, Glendale Homes and Cholla Vista as needed.		\$210,000
ID0023	Appliances, (Dwelling unit interior) 1480-appliances	Replacement refrigerators, stoves, dishwashers, washer, and dryers as needed.		\$30,000
ID0024	Management improvements, Staff training 1408	Training for public housing staff on new regulations and procedures.		\$3,000
ID0025	Landscaping (Site Work) 1480	Annual occurrence of Landscape/Trimming of Trees.		\$20,000
ID0026	Security Screen & Exterior mechanical doors (Dwelling Unit Exterior) 1480	Replace security screens & exterior metal doors at Lamar and Glendale Homes.		\$15,000

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ID0027	Water Heaters (Dwelling Unit-Interior Plumbing) 1480	Replace water heaters (12 Units).		\$25,000
ID0028	Garbage Disposals Replaced (1480 Plumbing)	Garbage Disposals replaced as needed.		\$4,000
ID0029	Sewer line Cleaning and Repairs (Plumbing -1480)	Annual Occurrence to clean out underground pipes at Glendale Homes, Cholla Vista and Lamar Homes.		\$55,000
ID0030	Tile Flooring (Dwelling Unit Interior Flooring – 1480)	Carpet Removal and installation of tile (2 to 3 units).		\$10,000
ID0031	Bathroom and Kitchen Remodeling (Dwelling Unit – Interior – 1480)	Kitchen and Bathroom Remodels (3-4 Units).		\$45,000
ID0032	Irrigation System (Dwelling Unit – Site Work) 1480)	Irrigation system repairs at all sites as needed.		\$12,000
ID0033	Electric Panel Repairs (Dwelling Unit – Exterior) 1480	Electrical Panel Repairs at all sites as needed.		\$5,000
ID0034	Lighting (Dwelling Unit Interior & Exterior) 1480	Install and or replace lighting at units as needed.		\$25,000
ID0035	Termite Repairs (Dwelling Unit – Exterior) 1480	Termite damage repairs to frames and structures.		\$25,000
ID0036	Locksmithing (Dwelling Unit Exterior and Interior) 1480	New door handles and locksmith hardware (cores changed out) at all sites.		\$10,000

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	Total of Estimated Cost - 2026			\$504,000
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Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year	3	2027	

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$600,000
ID0037	Operations – 1406	Cover cost of unforeseen transfers and cover any other cost associated with extra ordinary maintenance.		\$10,000
ID0038	Landscaping (Non-Dwelling Site Work – 1480)	Tree and Palm Trimming a needed at three sites.		\$15,000
ID0039	HVAC at Sites (Dwelling Unit -Exterior) 1480 – Other	Repair and update needed HVAC units.		\$35,000
ID0040	Appliances, dwelling unit interior 1480-appliances	Replace appliances as needed. Refrigerators, stoves, dishwashers, washer, and dryers.		\$35,000
ID0041	Exterior Paint (Dwelling Unit Exterior – 1480)	Paint back wood panels @ Lamar and Glendale Homes.		\$20,000
ID0042	Irrigation (Dwelling Unit Site Work) 1480	Plumbing modifications to put Cholla Vista irrigation on an independent existing meter.		\$12,000

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0043	Electrical Panels (Dwelling Unit Exterior) 1480	Electrical Panel repairs as needed at all sites.		\$5,000
ID0044	Water Heaters (Dwelling Unit-Interior Plumbing) 1480	Replace water heaters (12 Units).		\$20,000
ID0045	Garbage Disposals Replaced (1480 Plumbing)	Garbage Disposals Replaced as needed at all sites.		\$5,000
ID0046	Sewer line Cleaning and Repairs (Plumbing -1480)	Annual Occurrence to clean out underground pipes at Glendale Homes, Cholla Vista and Lamar Homes		\$45,000
ID0047	Termite Repairs (Dwelling Unit-Exterior) 1480	Termite damage repair to frames and structures at sites.		\$25,000
ID0048	Bathroom and Kitchen Remodeling (Dwelling Unit – Interior – 1480)	Kitchen and Bathroom Remodels (3-4 Units).		\$40,000
ID0049	Tile/Flooring (Dwelling Unit Interior) 1480	Replace Carpet with tile in 2 to 3 Units.		\$10,000
ID0050	Locksmithing (Dwelling Units Exterior and Interior) - 1480	Replace, Repair and Standardize all doors with core changes.		\$5,000
ID0051	Sidewalks and Patios (Dwelling Unit Site Work) 1480	Repair, Replace and/or additions to sidewalks and patios at all sites.		\$65,000

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ID0051	Roofing (Dwelling Exterior) 1480	New roofing and repairs to the roofing at Lamar Homes.		\$127,768
ID0052	Roofing (Dwelling Exterior) 1480	New roofing and repairs to the roofing at Cholla Vista Apartments.		\$100,232
ID0053	Lighting (Dwelling Unit Interior and Exterior)	Install or replace light fixtures as needed at all sites		\$25,000
	Total of Estimated Cost- 2027			\$600,000

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Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year	4	2028	

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$596,500
ID0054	Operations – 1406	Cover cost for unforeseen unit expense repairs.		\$10,000
ID0055	Landscaping (Non-Dwelling Site Work – 1480)	Tree & Palm Tree trimming and removal.		\$20,000
ID0056	HVAC (Dwelling Unit Exterior – 1480)	HVAC Unit Replacement for units over 10 years old.		\$150,000
ID0057	Exterior Dwelling – Paint -1480	Paint Exterior of Cholla Vista Buildings.		\$25,000
ID0058	Appliances, dwelling unit interior 1480-appliances	Replace appliances as needed. Refrigerators, stoves, dishwashers, washer, and dryers.		\$35,000
ID0059	Security Screen & Exterior mechanical doors (Dwelling Unit Exterior - 1480 exterior doors)	Replace security screens & exterior metal doors at Lamar and Glendale Homes.		\$15,000

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Identifier	Development Number/Name	General Description of Major Work Categories	Estimated Cost
ID0060	Water Heaters (Dwelling Unit-Interior Plumbing) 1480	Replace water heaters (12 Units).	\$20,000
ID0061	Garbage Disposals Replaced (1480 Plumbing)	Garbage Disposals Replaced (1480 Plumbing).	\$5,000
ID0062	Sewer line Cleaning and Repairs (Plumbing -1480)	Annual Occurrence to clean out underground pipes at Glendale Homes, Cholla Vista and Lamar Homes.	\$50,000
ID0063	Tile Flooring (Dwelling Unit Interior Flooring – 1480)	Carpet Removal and installation of tile (2 to 3 units).	\$20,000
ID0064	Bathroom and Kitchen Remodeling (Dwelling Unit – Interior – 1480)	Kitchen and Bathroom Remodels (3-4 Units).	\$100,000
ID0065	Management Improvement – 1408	Maintenance Training and Certifications	\$5,000
ID0066	Electrical Panels (Dwelling Unit Interior & Exterior) 1480	Electrical Panel Repair or Replacement as needed at all sites.	\$5,000
ID0067	Termite Repair (Dwelling Unit Exterior and Interior) 1480	Termite damage repairs to frames and structures at all sites as needed.	\$25,000

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ID0068	Locksmithing (Dwelling Unit Exterior Doors) 1480	Repair, Replacement and Core Changes to all exterior doors.		\$5,000
ID0069	Lighting (Dwelling Unit Interior) 1480	Replaced interior light fixtures as needed in units.		\$1,500
ID0070	Roof Replacement (Dwelling Unit Exterior) 1480	Roof maintenance at all sites.		\$20,000
ID0071	Plumbing (Dwelling Unit Site Work) 1480	Install new, repair, and upgrade underground water valves as needed at sites.		\$15,000
ID0072	Renovation to Stairs (Dwelling Unit Interior) 1480	Interior renovation to the stairs in the two-story units at Cholla Vista Apartments.		\$40,000
ID0073	Window Screens (Dwelling Unit Exterior) 1480	New Window screens for Glendale Homes		\$15,000
ID0074	Window Replacement (Dwelling Unit Interior) 1480	New windows for units at Lamar Homes		\$15,000
	Total of Estimated Cost - 2028			\$596,500

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Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year	5	2029	

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$596,500
ID0075	Operations – 1406	Costs unforeseen for operational.		\$10,000
ID0076	Landscaping (Non-Dwelling Site Work) 1480	Tree & Palm Tree trimming and removal.		\$20,000
ID0077	HVAC (Dwelling Unit Exterior) 1480	HVAC Unit Replacement for units over 10 years old		\$150,000
ID0078	Painting (Non-Dwelling Unit – Exterior) 1480	Paint / Touch up pony walls and Site walls at Lamar Homes.		\$25,000
ID0079	Appliances (Dwelling Unit Interior) 1480	Replace appliances as needed to include refrigerators, dishwashers, washers & dryers, stoves.		\$35,000
ID0080	Security Screens & Exterior mechanical doors (Dwelling Unit – Exterior) 1480	Replace security screens and exterior metal doors at Lamar and Glendale Homes.		\$15,000

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ID0081	Garbage Disposals Replaced (1480 Plumbing)	Garbage Disposals Replaced (1480 Plumbing).		\$5,000
ID0082	Water Heaters (Dwelling Unit-Interior Plumbing) 1480	Replace water heaters (12 Units).		\$20,000
ID0083	Plumbing – (Site Work – 1480)	Clean out underground pipes at Glendale Homes, Cholla Vista, & Lamar Homes.		\$50,000
ID0084	Roofing – (Exterior Dwelling Unit – 1480)	Asphalt shingle roof maintenance/replacement on all four of Cholla Vista buildings		\$40,000
ID0085	Tile Flooring (Dwelling Unit – Interior) 1480	Final Carpet removal and replace with ceramic tile in units		\$20,000
ID0086	Bathroom and Kitchen Remodels (Dwelling Unit – Interior) 1480	Kitchen and Bathroom remodels to three to four units.		\$100,000
ID0087	Management Improvement (Training/Certifications) 1408	Training for Maintenance and Public Housing management.		\$5,000
ID0088	Electrical Panels (Dwelling Units- Interior / Exterior) 1480	Electrical Panel repair or replacement as needed at the units.		\$5,000
ID0089	Locksmithing (Dwelling Unit – Exterior Doors) 1480	Repair, replace and core changes to all locks at the Public Housing units.		\$5,000
ID0090	Lighting (Dwelling Unit Interior) 1480	Replace interior light fixtures as needed.		\$1,500

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ID0091	Tankless Water Heaters (Dwelling Unit Interior) 1480	Replace the tankless water heaters at Cholla Vista with regular water heaters.		\$40,000
ID0092	Window Screens (Dwelling Unit Exterior) 1480	New Window screens for Cholla Vista, Glendale Homes and Lamar as needed.		\$15,000
ID0093	Window Replacement (Dwelling Unit Interior) 1480	Additional new windows for Lamar Homes units.		\$35,000
	Total of Estimated Cost - 2029			\$596,500