

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

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 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	GLENDALÉ HOMES (AZ003000001)	\$504,000.00	\$600,000.00	\$596,500.00	\$596,500.00	\$596,500.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	GLENDALE HOMES (AZ003000001)			\$504,000.00
ID0000300	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of Stoves, Refrigerators, Washers/Dryers and Dishwashers as needed in units at three properties		\$30,000.00
ID0000301	Operations(Operations (1406))	Cost unforeseen for operational		\$10,000.00
ID0000302	Security Doors and Exterior Metal Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace security and exterior doors at Glendale and Lamar Homes.		\$15,000.00
ID0000303	HVAC(Dwelling Unit-Exterior (1480)-Other)	HVAC Unit replacements as needed for units over 10 years old		\$210,000.00
ID0000304	Landscaping (Dwelling Unit-Site Work (1480)-Landscape)	Tree and Palm Tree annual trimming.		\$20,000.00
ID0000305	Water Heaters(Dwelling Unit-Interior (1480)-Plumbing)	Replace water heaters in 12 units		\$25,000.00

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<b>Work Statement for Year</b>				
1	2026			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000306	Garbage Disposals(Dwelling Unit-Interior (1480)-Plumbing)	Replace garbage disposals as needed in units		\$4,000.00
ID0000307	Sewer Line Cleaning(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Annual occurrence to clean out underground pipes at Glendale, Lamar and Cholla Vista homes.		\$55,000.00
ID0000308	Tile Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace carpet with tile flooring in 2 to 3 units.		\$10,000.00
ID0000309	Bathroom and Kitchen Remodeling(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)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen and bathroom remodels for 3 to 4 units.		\$45,000.00
ID0000310	Management Improvements(Management Improvement (1408)-Staff Training)	Maintenace Training and certifications.		\$3,000.00
ID0000311	Irrigation System(Dwelling Unit-Site Work (1480)-Other)	Irrigation system repairs at all sites		\$12,000.00
ID0000312	Electrical Repairs(Dwelling Unit-Interior (1480)-Electrical)	Electric Panel Repairs as needed at all sites		\$8,000.00





<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000323	Water Heaters(Dwelling Unit-Interior (1480)-Plumbing)	Replace water heaters in 12 units		\$20,000.00
ID0000324	Cholla Vista Irrigation Modifications(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Plumbing modifications to put Cholla Vista irrigation on an independent existing meter.		\$12,000.00
ID0000325	Electrical Panels(Dwelling Unit-Interior (1480)-Electrical)	Electrical Panel Repairs/Replacement at all sites as needed.		\$5,000.00
ID0000326	HVAC(Dwelling Unit-Interior (1480)-Other)	Replace decaying flex ducts and registers at Glendale and Lamar Homes		\$35,000.00
ID0000327	Termite Repairs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Interior (1480)-Other)	Termite damage repairs to frames and structures at all sites		\$25,000.00
ID0000328	Locksmithing(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Repair, replacement, & standardization to all door handles and locks.		\$5,000.00
ID0000329	Sidewalks and Patios(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair, replace or additions to sidewalks and patios as needed at all sites		\$65,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000330	Exterior Paint at Lamar and Glendale Homes(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Paint back wood panels		\$20,000.00
ID0000331	Roofing (Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding)	New roofing and or repairs as needed at Lamar Homes and Glendale Homes		\$228,000.00
ID0000332	Lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Install or replace light fixtures at units		\$25,000.00
ID0000333	Landscaping and Tree Trimming(Non-Dwelling Site Work (1480)-Landscape)	Tree and Palm Tree trimming as needed at Lamar, Glendale Homes, and Cholla Vista.		\$15,000.00
	Subtotal of Estimated Cost			\$600,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2028</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	GLENDALE HOMES (AZ003000001)			\$596,500.00
ID0000334	Operations(Operations (1406))	Cost unforeseen circumstances		\$10,000.00
ID0000335	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of stoves, refrigerators, washers, dryers, and dishwashers as needed in units		\$35,000.00
ID0000336	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training for Public Housing staff on new regulations and maintenance enhancements		\$5,000.00
ID0000337	Sewer Line Cleaning and Repairs(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Clean out underground pipes at Glendale, Lamar, and Cholla Vista Homes.		\$50,000.00
ID0000338	Tile Flooring (Non Routine)(Dwelling Unit-Interior (1480)-Flooring (non routine))	Carpet Removal and installation of tile at 3 units		\$20,000.00
ID0000339	Kitchen and Bathroom Remodels(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen and Bathroom remodels (3 to 4 units)		\$100,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2028</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000340	Garbage Disposals Replaced(Dwelling Unit-Interior (1480)-Other)	Garbage disposals replaced as needed in units		\$5,000.00
ID0000341	Water Heaters(Dwelling Unit-Interior (1480)-Plumbing)	Replace water heaters in 12 units		\$20,000.00
ID0000342	Electrical Panels(Dwelling Unit-Interior (1480)-Electrical)	Electrical panel replacement/repairs as needed		\$5,000.00
ID0000343	HVAC(Dwelling Unit-Exterior (1480)-Other)	Replacement of aged air conditioning units		\$150,000.00
ID0000344	Termite Repairs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	Termite damage repairs to frames and structures at all sites		\$25,000.00
ID0000345	Locksmithing(Dwelling Unit-Exterior (1480)-Exterior Doors)	Repair, replacement, and standardization to all door handles and locks		\$5,000.00
ID0000346	Interior Renovation (Dwelling Unit-Interior (1480)-Other)	Renovation to the stairs in the two story units at Cholla Vista		\$40,000.00











<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2030</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	GLENDALE HOMES (AZ003000001)			\$596,500.00
ID0000374	Electric Panel Repairs(Dwelling Unit-Interior (1480)-Electrical)	Panel repair or replacements as needed at all sites.		\$5,000.00
ID0000375	Locksmithing(Dwelling Unit-Interior (1480)-Interior Doors)	Repair and Replace Core changes to remaining locks in Public Housing units.		\$5,000.00
ID0000376	Interior and Exterior Lighting(Dwelling Unit-Interior (1480)-Other)	Replace interior and exterior lighting at units as needed		\$1,500.00
ID0000377	Roofing(Dwelling Unit-Exterior (1480)-Roofs)	Roof Maintenance or replacement of shingles at three sites		\$40,000.00
ID0000378	New Security Window Screens(Dwelling Unit-Exterior (1480)-Windows)	New security window screens at sites as needed		\$15,000.00
ID0000379	Garbage Disposals(Dwelling Unit-Interior (1480)-Plumbing)	Replace garbage disposals as needed at sites		\$5,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2030		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000380	Replace Water Heaters(Dwelling Unit-Interior (1480)-Plumbing)	Replace water heaters in an additional 12 units		\$20,000.00
ID0000381	Five Year Environmentals on Three Sites(Contract Administration (1480)-Other Fees and Costs)	Required five year environmental		\$15,000.00
ID0000382	Update Maintenance Plan(Management Improvement (1408)-System Improvements)	Review and update the maintenance plan		\$2,500.00
ID0000383	Kitchen and 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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Update three units for a kitchen and bathroom remodel		\$100,000.00
ID0000384	Exterior Cleanouts at the three sites(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Cleanout of underground pipes at three sites		\$50,000.00
ID0000385	Phase III Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Phase III Window replacement at Lamar		\$35,000.00
ID0000386	Carpet Removal(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace carpet with tile at remaining units.		\$20,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2030</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000387	Tree Trimming at all Sites(Dwelling Unit-Site Work (1480)-Landscape)	Trimming all trees not included in Landscaping contract		\$20,000.00
ID0000388	Exterior Painting at Glendale Homes(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior Painting at 36 buildings		\$250,000.00
ID0000389	Exterior Fence Panel Replacement(Dwelling Unit-Site Work (1480)-Fencing)	Replace damaged fencing along Lamar property line.		\$12,500.00
	Subtotal of Estimated Cost			\$596,500.00