

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 08/13/2025

Approved By: RHODES , WILLIAM

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 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)	\$525,908.00	\$504,000.00	\$600,000.00	\$596,500.00	\$596,500.00

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)			\$525,908.00
ID0000200	Fencing Replacement(Dwelling Unit-Site Work (1480)-Fencing)	Fencing Replacement at Lamar Homes		\$10,000.00
ID0000186	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
ID0000187	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
ID0000188	Exterior Dwelling - Roofing(Dwelling Unit-Exterior (1480)-Roofs)	Replace tile roofing on Lamar Homes.		\$60,000.00
ID0000190	Operations(Operations (1406))	For unforeseen cost due to tenant moves or transfers		\$10,000.00
ID0000191	AC Units for All Sites(Dwelling Unit-Exterior (1480)-Other)	Repair and update A/C units at all sites as needed.		\$100,000.00

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
ID0000192	Security Screen Door & Exterior Mechanical Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace security & exterior metal doors at Lamar and Glendale Homes.		\$15,000.00
ID0000193	Water Heaters(Dwelling Unit-Interior (1480)-Plumbing)	Replace water heaters in 12 units.		\$8,000.00
ID0000195	Sewer Line Cleaning and Repairs(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.		\$20,000.00
ID0000196	Tile Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Carpet Removal and installation of tile in 2 to 3 units		\$15,000.00
ID0000197	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 in 3 to 4 units		\$45,000.00
ID0000199	Exterior Cleanouts at the three sites(Dwelling Unit-Exterior (1480)-Other)	Exterior Cleanout at all three sites		\$35,408.00
ID0000203	Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	Repair of interior and exterior plumbing leaks at all sites		\$15,000.00

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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
ID0000208	Lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Other)	Install or replace light fixtures at all sites		\$25,000.00
ID0000209	Termite Repair(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)-Other)	Termite damage repairs to frames and structures at all sites		\$25,000.00
ID0000210	Locksmithing(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	New door handles and locksmithing at all sites		\$20,000.00
ID0000211	Sidewalks and Patios(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair, replace or additions to sidewalks and patios at all sites as needed		\$30,000.00
ID0000276	Garbage Disposal Replacement(Dwelling Unit-Interior (1480)-Plumbing)	Replace garbage disposals in units as needed		\$2,500.00
ID0000277	Electrical Panels(Dwelling Unit-Exterior (1480)-Other)	Repair or replace electrical panels as needed at units		\$35,000.00
ID0000278	HVAC Duct Work(Dwelling Unit-Interior (1480)-Plumbing)	HVAC Duct replacement on 3/4 Br Duplexes at Lamar		\$25,000.00

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)			\$504,000.00
ID0000213	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of Stoves, Refrigerators, Washers/Dryers and Dishwashers as needed in units at three properties		\$30,000.00
ID0000214	Operations(Operations (1406))	Cost unforeseen for operational		\$10,000.00
ID0000215	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
ID0000216	HVAC(Dwelling Unit-Exterior (1480)-Other)	HVAC Unit replacements as needed for units over 10 years old		\$210,000.00
ID0000217	Landscaping (Dwelling Unit-Site Work (1480)-Landscape)	Tree and Palm Tree annual trimming.		\$20,000.00
ID0000218	Water Heaters(Dwelling Unit-Interior (1480)-Plumbing)	Replace water heaters in 12 units		\$25,000.00

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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
ID0000219	Garbage Disposals(Dwelling Unit-Interior (1480)-Plumbing)	Replace garbage disposals as needed in units		\$4,000.00
ID0000220	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
ID0000221	Tile Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace carpet with tile flooring in 2 to 3 units.		\$10,000.00
ID0000222	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
ID0000223	Management Improvements(Management Improvement (1408)-Staff Training)	Maintenace Training and certifications.		\$3,000.00
ID0000227	Irrigation System(Dwelling Unit-Site Work (1480)-Other)	Irrigation system repairs at all sites		\$12,000.00
ID0000229	Electrical Repairs(Dwelling Unit-Interior (1480)-Electrical)	Electric Panel Repairs as needed at all sites		\$5,000.00

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)			\$596,500.00
ID0000253	Operations(Operations (1406))	Cost unforeseen circumstances		\$10,000.00
ID0000254	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacement of stoves, refrigerators, washers, dryers, and dishwashers as needed in units		\$35,000.00
ID0000255	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
ID0000256	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
ID0000257	Tile Flooring (Non Routine)(Dwelling Unit-Interior (1480)-Flooring (non routine))	Carpet Removal and installation of tile at 3 units		\$20,000.00
ID0000258	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

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
ID0000267	Exterior Painting(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior painting at Cholla Vista Buildings		\$25,000.00
ID0000268	Window Screens(Dwelling Unit-Exterior (1480)-Windows)	Window screens for Glendale Homes		\$15,000.00
ID0000270	Lighting(Dwelling Unit-Interior (1480)-Electrical)	Install or replace light fixtures in units		\$1,500.00
ID0000271	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Annual roof maintenance on all properties		\$20,000.00
ID0000272	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Annual tree trimming or removal at all properties		\$20,000.00
ID0000273	Security Doors & Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacement of security and metal exterior doors as needed at all properties		\$15,000.00
ID0000274	Plumbing(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Install new, repair and upgrade underground water valves		\$15,000.00

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)			\$596,500.00
ID0000281	Operational(Operations (1406))	Cost unforeseen for operations		\$10,000.00
ID0000282	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual Tree trimming and Landscaping at all sites		\$20,000.00
ID0000283	HVAC Replacement(Dwelling Unit-Exterior (1480)-Other)	HVAC Unit replacement for a/c units over 10 years old.		\$150,000.00
ID0000284	Painting Exterior(Non-Dwelling Site Work (1480)-Fence Painting)	Paint / touch up on pony walls and site walls at Lamar Homes.		\$25,000.00
ID0000285	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace appliances such as stoves, refrigerators, washers, dryers, and dishwashers as needed.		\$35,000.00
ID0000286	Security Screens and Mechanical Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace security screens and exterior metal doors at Lamar and Glendale Homes.		\$15,000.00

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
ID0000287	Garbage Disposals(Dwelling Unit-Interior (1480)-Plumbing)	Garbage disposals replaced as needed at all sites.		\$5,000.00
ID0000288	Water Heater Replacement(Dwelling Unit-Interior (1480)-Plumbing)	Replace water heaters in 12 units as needed at sites.		\$20,000.00
ID0000289	Underground Pipe Cleanout(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Clean out underground pipes at Lamar, Glendale Homes and Cholla Vista.		\$50,000.00
ID0000290	Roofing(Dwelling Unit-Exterior (1480)-Roofs)	Asphalt shingle roof maintenance/replacement on all four of Cholla Vista buildings.		\$40,000.00
ID0000291	Carpet Removal / Tile Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Final carpet removal and replace with ceramic tile in remaining units.		\$20,000.00
ID0000292	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)-Flooring (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)	Remodel two to three units with a new bathroom and kitchen update of cabinets, counters, shower installs and pedestals.		\$100,000.00
ID0000293	Training and Certifications(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Maintenance and staff training to include certifications.		\$5,000.00

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
ID0000294	Electrical Panels(Dwelling Unit-Interior (1480)-Electrical)	Electrical panel repair or replacement in units as needed.		\$5,000.00
ID0000295	Locksmithing(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Other)	Repair, replace and core changes to all locks in the public housing units.		\$5,000.00
ID0000296	Lighting(Dwelling Unit-Interior (1480)-Other)	Replace interior light fixtures as needed in units.		\$1,500.00
ID0000297	Tankless Water Heaters(Dwelling Unit-Interior (1480)-Plumbing)	Replace the tankless water heaters at Cholla Vista.		\$40,000.00
ID0000298	Window Screens(Dwelling Unit-Exterior (1480)-Windows)	New window screens for Cholla		\$15,000.00
ID0000299	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Phase II of windows for Lamar Homes.		\$35,000.00
	Subtotal of Estimated Cost			\$596,500.00