



# GLENDALE HOUSING AUTHORITY MEMORANDUM

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Date: February 3, 2023  
To: Community Development Advisory Committee  
From: Karen Mofford, Housing Administrator  
Subject: Capital Fund 2023 – 2027 Five Year Action Plan

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## Recommendation

Glendale Housing Authority (GHA) recommends review of the Capital Fund Program Five Year Action Plan for fiscal years 2023-2027 (CFP), and will Conduct a Public Hearing on March 16, 2023, beginning at 6:30pm at the Community Development Advisory Committee (CDAC) meeting to review the Capital Fund Program Five Year Action Plan for fiscal years 2023-2027 (CFP). A public hearing is required by federal program regulation and CDAC is the Council-appointed resident committee that is responsible for voting on recommendations to advance to the City Council for consideration and is duly authorized to conduct public hearings. If public comments are received during a public hearing, CDAC will take those comments under advisement and consider them when they take action regarding their recommendation to the City Council. CDAC's formal action and recommendations along with all public comments will be forwarded to the City Council for a final vote on the recommended CFP.

The City of Glendale Housing plans are available for review at the Glendale Community Housing Office, 6842 North 61<sup>st</sup> Avenue, Glendale, AZ 8:00 and 5:00 p.m., Monday - Friday or online at [https://www.glendaleaz.com/live/city\\_services/citizen\\_assistance\\_programs/public\\_housing\\_programs](https://www.glendaleaz.com/live/city_services/citizen_assistance_programs/public_housing_programs)

## Background

The Public Housing CFP provides financial assistance to public housing agencies, allowing capital improvements to existing public housing units and grounds. In order to receive this financial assistance, housing authorities must complete a Five-Year Action Plan, outlining major work activities planned in accordance with CFP rules and regulations. Housing authorities can substitute work items between any of the years within the housing authority's latest approved Five-Year Action Plan without prior HUD approval.

HUD requires the housing authority provide a copy of the prior year's Five-Year Action Plan (2022-2026) for comparison during the public hearing and provide information on any changes to the prior Five-Year Action Plan. Therefore, following changes are outlined below in year order:

**Year 2023 –**

**Subtotal of Estimates Costs updated from \$340,000 to \$730,000.**

\$(29,750) – Removed Pony Wall Repair at Lamar Homes.

\$(14,250) - Reduced HVAC Replacement from \$142,250 to \$128,000. Phase I completed in 2022.

\$(22,000) – Reduced Appliance Expense from \$47,000 to \$25,000.

\$(1,000) - Reduced Garbage Disposal Replacement from \$4,000 to \$3,000.

\$(100,000) – Removed Maintenance Shop Expansion.

\$5,000 – Increased Water Heater funding from \$7,000 to \$12,000.

\$10,000 – Added to Replace Security Screens and Exterior Doors.

\$160,000 – Added for Phase II Roof Replacement at Glendale and Lamar Homes.

\$15,000 – Added for the removal of old carpet and replace with tile.

\$15,000 – Added annual occurrence of tree trimming.

\$35,000 – Added for annual occurrence of underground pipe cleanouts at all three sites.

\$90,000 – Added for evaluation, replacement and repairs to underground gas lines at three sites.

\$60,000 – Added for Security window screens at Lamar Homes.

\$22,000 – Added for bathroom and kitchen remodels for 3 to 4 units.

\$80,000 – Added for a compare and contrast study to remodel versus building new units at Lamar and Glendale Homes.

\$30,000 – Enclose outdoor shop storage for better security.

\$35,000 – Added for household water lines at Cholla Vista

**Year 2024 –**

**Subtotal of Estimated Costs has updated from \$340,000 to \$682,000.**

\$15,000 – Added for appliance replacements.

\$5,000 – Added for Maintenance staff training.

\$15,000 – Added for annual occurrence of tree trimming.

\$10,000 – Added for replacement of security screen and exterior doors.

\$12,000 – Added for replacement of water heaters (12 units).

\$3,000 – Added for garbage disposal replacement.

\$35,000 – Added for annual occurrence of cleanout of underground pipes.

\$15,000 – Added to replace carpet with tile (2 to 36 units).

\$22,000 – Added for 3 to 4 units kitchen and bathroom remodels.

\$60,000 – Added for replacement of window screens at Lamar Homes.

\$30,000 – Added for installation of underground waterline valves to each unit.

\$120,000 – Added to replace sprinklers at Glendale Homes with drip emitters.

**Year 2025 –**

**Subtotal of Estimated Costs has been updated from \$485,000 to \$851,000.**

\$(5,000) Tree trimming has been reduced from \$20,000 to \$15,000.

\$(125,000) Roofing at three sites reduced from \$250,000 to \$125,000. Cholla Vista will receive new roofing for 2025.

\$10,000 – Added for replacement of security screen and exterior doors.

\$12,000 – Added for replacement of water heaters (12 units).

\$3,000 – Added for garbage disposal replacement.

\$35,000 – Added for annual occurrence of cleanout of underground pipes.

\$15,000 – Added to replace carpet with tile (2 to 36 units).

**Year 2025 (continued) –**

\$22,000 – Added for 3 to 4 units kitchen and bathroom remodels.

\$162,000 – Added for repair and updated HVAC units (17 Units)

\$87,000 – Added for pavement preservation at Lamar Homes.

\$80,000 – Added for replacement of sprinklers to drip emitters for Lamar homes.

\$70,000 – Added for installation of underground water valves at Glendale Homes.

**Year 2026 –**

**Subtotal of Estimated Costs has been updated from \$350,000 to \$850,000.**

\$15,000 – Added for purchases of replacement appliances

\$(35,000) – Reduced the exterior doors from \$45,000 to \$10,000.

\$15,000 – Added for annual occurrence of tree trimming.

\$12,000 – Added for water heater replacement (12 units).

\$3,000 – Added for garbage disposal replacement.

\$35,000 – Added for annual occurrence of cleanout of underground pipes.

\$15,000 – Added to replace carpet with tile (2 to 36 units).

\$22,000 – Added for 3 to 4 units kitchen and bathroom remodels.

\$3,000 – Added for Public Housing staff training.

\$270,000 – Added for the replacement of grass at Glendale and Lamar Homes to gravel.

\$145,000 – Pavement preservation at Glendale Homes.

**Year 2027 –**

**New Year added with a Subtotal of Estimated Costs for \$577,000.**