

Capital Fund Program - Five- Year Action Plan

Part I: Summary PHA Name: City of Glendale Housing Authority PHA Number: AZ003	Locality (City/County & State) IX) Original 5-Year Plan Revised 5-Year Plan (Revision No:)
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A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	GLENDALÉ HOMES (AZ003000001)	\$2,540,000	\$2,134,000	\$1,169,000	\$1,232,000	\$1,413,500

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$2,540,000
ID0001	Operations (Operations – 1406)	Cover Costs for unforeseen expenses ordinarily coded as extra ordinary		\$10,000
ID0002	HVAC (Dwelling unit-exterior) 1480-other	Replace units at Lamar, Glendale Homes and Cholla Vista as needed		\$250,000
ID0003	Appliances, (Dwelling unit interior) 1480-appliances	Replacement refrigerators, stoves, dishwashers, washer and dryers as needed		\$25,000
ID0004	Parking Lots Paved (Site Work Paving – 1480)	Remove old pavement and redo parking lots at admin office and all three public housing sites		\$500,000
ID0005	Management improvements, Staff training 1408	Training for public housing staff on new regulations and procedures		\$5,000

Capital Fund Program - Five- Year Action Plan

ID0006	Roof Replacement (Dwelling Exterior – 1480)	Roof Replacements and Repairs at Cholla Vista		\$250,000
ID0007	Landscaping (Site Work -1480)	Annual occurrence of Landscape/Trimming of Trees		\$20,000
ID0008	Security Screen & Exterior mechanical doors (Dwelling Unit Exterior - 1480 exterior doors)	Replace security screens & exterior metal doors at Lamar and Glendale Homes		\$20,000
ID0009	Water Heaters (Dwelling Unit-Interior Plumbing) 1480	Replace water heaters (12 Units)		\$15,000
ID0010	Garbage Disposals Replaced (1480 Plumbing)	Garbage Disposals replaced as needed		\$4,000
ID0011	Sewer line Cleaning and Repairs (Plumbing -1480)	Annual Occurrence to clean out underground pipes at Glendale Homes, Cholla Vista and Lamar Homes		\$75,000
ID0012	Tile Flooring (Dwelling Unit Interior Flooring – 1480)	Carpet Removal and installation of tile (2 to 3 units)		\$15,000
ID0013	Bathroom and Kitchen Remodeling (Dwelling Unit – Interior – 1480)	Kitchen and Bathroom Remodels (3-4 Units)		\$65,000
ID0014	Window Security Screens (Dwelling Unit Interior – Windows – 1480)	Replace window security screens at Lamar Homes.		\$125,000
ID0015	Main waterline valves installed – (Dwelling Exterior -1480)	Install underground valves to separate units		\$80,000

Capital Fund Program - Five- Year Action Plan

ID0016	Landscaping (Irrigation) (Site Work -1480)	Replace sprinklers with drip emitters around existing vegetation		\$12,000
ID0017	Fire Stops (Dwelling Unit Interior - 1480)	Fire Stops for above gas stove ranges		\$17,000
ID0018	Parking Gate (Non-Dwelling Structure – 1480)	Parking Lot Gate at Lamar		\$15,000
ID0019	Dwelling Structures (Unit Interior - 1480)	HVAC Duct Work Repairs		\$50,000
ID0020	Parking Gate (Site Improvement – 1480)	Block Fencing Repair at Cholla Vista		\$10,000
ID0021	Plumbing (Dwelling Unit Repair -1480)	Plumbing System Repairs at Cholla Vista		\$35,000
ID0022	Electrical (Dwelling Unit Repair -1480)	Replacement or Repairs to Electrical Panels		\$15,000
ID0023	Panting (Dwelling Unit Repair 1480)	Interior/Exterior Remodel Painting		\$25,000
ID0024	Lighting (Dwelling Unit Interior and Exterior Repair -1480)	Exterior and Interior Lighting		\$50,000
ID0025	Patios & Sidewalk Repair (Site Improvement -1480)	Repair, Replacement, and addition to concrete for all patios & Sidewalks		\$30,000

Capital Fund Program - Five- Year Action Plan

ID0026	Condensation Lines (Dwelling Exterior Repair -1480)	Replace rooftop condensation lines @ Cholla Vista		\$5,000
ID0027	Block Fence Repair (Site Improvement - 1480)	Create and secure access holes into perimeter fence at Lamar Homes		\$60,000
ID0028	Interior/Exterior Dwelling Repair (Dwelling Unit – 1480)	Termite Treatment and damage repair at building sites		\$25,000
ID0029	Exterior Doors (Dwelling Unit -1480)	Standardize locks on exterior doors at sites		\$30,000
ID0030	Maintenance Equipment (Non-Dwelling Equipment – 1480)	Equipment to repair water lines at sites		\$3,000
ID0031	Shop Cooling System (Non-Dwelling Unit - 1480)	Cooling system for maintenance shop		\$3,000
ID0032	Maintenance Shop modification (Non-Dwelling Unit -01480)	Shop doorway modifications		\$6,000
ID0033	Xeriscaping (Site Improvement – 1480)	Xeriscaping at Glendale Homes		\$690,000
	Subtotal of Estimated Cost			\$2,540,000

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year	2	2025		

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$2,134,000
ID0034	Operations – 1406	Cover cost of unforeseen transfers and cover any other cost associated with extra ordinary maintenance.		\$10,000
ID0035	Landscaping (Non-Dwelling Site Work – 1480)	Tree and Palm Trimming a needed at three sites		\$20,000
ID0036	All Sites (Dwelling Unit -Exterior) 1480 – Other	Repair and update needed HVAC units		\$200,000
ID0037	Appliances, dwelling unit interior 1480-appliances	Replace appliances as needed. Refrigerators, stoves, dishwashers, washer and dryers		\$30,000
ID0038	Roof replacement, (Dwelling unit-exterior) 1480-roofs	Roof replacements and maintenance repairs to roofs at Lamar Homes		\$450,000
ID0039	Exterior Paint (Dwelling Unit Exterior – 1480)	Paint exterior of Cholla Vista Apartments		\$200,000

Capital Fund Program - Five- Year Action Plan

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0040	Security Screen & Exterior mechanical doors (Dwelling Unit Exterior - 1480 exterior doors)	Replace security screens & exterior metal doors at Lamar and Glendale Homes		\$15,000
ID0041	Water Heaters (Dwelling Unit-Interior Plumbing) 1480	Replace water heaters (12 Units)		\$15,000
ID0042	Garbage Disposals Replaced (1480 Plumbing)	Garbage Disposals Replaced (1480 Plumbing)		\$4,000
ID0043	Sewer line Cleaning and Repairs (Plumbing -1480)	Annual Occurrence to clean out underground pipes at Glendale Homes, Cholla Vista and Lamar Homes		\$35,000
ID0044	Tile Flooring (Dwelling Unit Interior Flooring – 1480)	Carpet Removal and installation of tile (2 to 3 units)		\$15,000
ID0045	Bathroom and Kitchen Remodeling (Dwelling Unit – Interior – 1480)	Kitchen and Bathroom Remodels (3-4 Units)		\$45,000
ID0046	Fencing Replacement (Site work – 1480)	Fencing Replacement at Lamar Homes		\$100,000
ID0047	Landscaping – (Site work -1480)	Irrigation renovation replacing sprinklers with drip emitters at Lamar Homes & Cholla Vista Homes		\$40,000
ID0048	Plumbing (Dwelling Exterior – 1480)	Install underground waterline valves to separate units		\$80,000

Capital Fund Program - Five- Year Action Plan

ID0049	HVAC Duct Work Repairs (Dwelling Interior -1480)	HVAC Duct work repairs for Glendale and Lamar Homes		\$25,000
ID0050	Landscaping – (Site Work -1480)	Lawn conversion to Xeriscaping at Lamar Home Grounds		\$550,000
ID0051	Plumbing - (Dwelling Unit Interior and Exterior 1480)	Repair of Interior and Exterior Plumbing leaks at all sites		\$15,000
ID0052	Electrical Panel Repairs (Dwelling Unit – 1480)	Replacement of old electrical panels at all sites		\$10,000
ID0053	Interior / Exterior Painting (Dwelling Unit – 1480)	Painting of units as needed at all sites		\$25,000
ID0054	Plumbing (Dwelling Structures -1480)	Install backflows at Glendale Homes		\$85,000
ID0055	Address Signage (Dwelling Unit Exterior – 1480)	New house numbers on front and back of units at all sites		\$35,000
ID0056	Lighting (Dwelling Unit Interior and Exterior -1480)	Install or replace light fixtures at all sites		\$25,000
ID0057	Termite Repairs (Dwelling Unit Interior - 1480)	Termite damage Repairs to frames and structures at all sites		\$25,000
ID0058	Locksmithing (Dwelling Units Interior – 1480)	Door handles and locksmithing at all sites		\$20,000

Capital Fund Program - Five- Year Action Plan

ID0059	Sidewalks and Patios (Dwelling Unit Exterior – 1480)	Repair, Replacement or additions to sidewalks and patios as needed at all sites.		\$60,000
	Subtotal of Estimated Cost			\$2,134,000

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year	3	2026		

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$1,169,000
ID0060	Operations – 1406	Cover cost for unforeseen unit expense repairs		\$10,000
ID0061	Landscaping (Non-Dwelling Site Work – 1480)	Tree trimming and removal		\$20,000
ID0062	HVAC (Dwelling Unit Exterior – 1480)	HVAC Unit Replacement for units over 10 years old		\$210,000
ID0063	Exterior Dwelling – Paint -1480	Paint Exterior for touchup at all site buildings		\$25,000
ID0064	Appliances, dwelling unit interior 1480-appliances	Replace appliances as needed. Refrigerators, stoves, dishwashers, washer and dryers		\$30,000
ID0065	Security Screen & Exterior mechanical doors (Dwelling Unit Exterior - 1480 exterior doors)	Replace security screens & exterior metal doors at Lamar and Glendale Homes		\$15,000

Capital Fund Program - Five- Year Action Plan

Identifier	Development Number/Name	General Description of Major Work Categories	Estimated Cost
ID0066	Water Heaters (Dwelling Unit-Interior Plumbing) 1480	Replace water heaters (12 Units)	\$25,000
ID0067	Garbage Disposals Replaced (1480 Plumbing)	Garbage Disposals Replaced (1480 Plumbing)	\$4,000
ID0068	Sewer line Cleaning and Repairs (Plumbing -1480)	Annual Occurrence to clean out underground pipes at Glendale Homes, Cholla Vista and Lamar Homes	\$55,000
ID0069	Tile Flooring (Dwelling Unit Interior Flooring – 1480)	Carpet Removal and installation of tile (2 to 3 units)	\$10,000
ID0070	Bathroom and Kitchen Remodeling (Dwelling Unit – Interior – 1480)	Kitchen and Bathroom Remodels (3-4 Units)	\$45,000
ID0071	Management Improvement – 1408	Maintenance Training and Certifications	\$3,000
ID0072	Attic Insulation (Dwelling Unit – 1480)	Blow in new insulation to increase energy efficiency in all attics at all sites	\$200,000
ID0073	Landscaping (Site Work – 1480 – Xeriscaping)	Replacement of grass lawns with gravel at Glendale and Lamar Homes	\$100,000
ID0074	Irrigation (Site Work 1480)	Irrigation system repairs at all sites as needed	\$12,000

Capital Fund Program - Five- Year Action Plan

ID0075	HVAC Repairs (Dwelling Unit Exterior -1480)	Seal off unused duct work and replacement as needed at sites		\$45,000
ID0076	Electrical Repairs (Dwelling Unit Exterior – 1480)	Electrical Panel Repairs as needed at all sites		\$5,000
ID0077	Painting (Dwelling Unit Interior and Exterior – 1480)	Interior / Exterior Painting of Units as needed		\$25,000
ID0078	Lighting (Dwelling Unit Interior and Exterior – 1480)	Install or Replace Light Fixtures at Units		\$25,000
ID0079	Vents (Dwelling Unit Exterior -1480)	Replace Existing Roof Turbines on all site buildings		\$30,000
ID0080	HVAC (Dwelling Unit Interior – 1480)	Replace decaying and collapsed flex ducts and registers at Glendale and Lamar Homes		\$180,000
ID0081	Termite Repairs (Dwelling Unit Interior - 1480)	Termite damage Repairs to frames and structures at all sites		\$25,000
ID0082	Locksmithing (Dwelling Units Interior – 1480)	Repair, replacement, and standardization to all door handles and locks		\$10,000
ID0083	Sidewalks and Patios (Dwelling Unit Exterior – 1480)	Repair, Replacement or additions to sidewalks and patios as needed at all sites.		\$60,000
	Subtotal of Estimated Cost			\$1,169,000

Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year	4	2027	

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$1,232,000
ID0084	Appliances (Dwelling Unit Interior) 1480	Appliances – Replacement of stoves, refrigerators, washers, dryers and dishwashers as needed.		\$35,000
ID0085	Operations – 1406	Costs unforeseen for operational		\$10,000
ID0086	Sewer line Cleaning and Repairs (Plumbing -1480)	Annual Occurrence to clean out underground pipes at Glendale Homes, Cholla Vista and Lamar Homes		\$45,000
ID0087	Tile Flooring (Dwelling Unit Interior Flooring – 1480)	Carpet Removal and installation of tile (2 to 3 units)		\$10,000
ID0088	Bathroom and Kitchen Remodeling (Dwelling Unit – Interior – 1480)	Kitchen and Bathroom Remodels (3-4 Units)		\$40,000
ID0089	Garbage Disposals Replaced (1480 Plumbing)	Garbage Disposals Replaced (1480 Plumbing)		\$5,000
ID0090	Water Heaters (Dwelling Unit-Interior Plumbing) 1480	Replace water heaters (12 Units)		\$20,000

Capital Fund Program - Five- Year Action Plan

ID0091	Plumbing (Site Work – 1480)	Plumbing modifications to put Cholla Vista irrigation on an independent existing meter		\$12,000
ID0092	Electrical (Dwelling Exterior – 1480)	Electrical panel repairs/replacement		\$5,000
ID0093	HVAC (Dwelling Unit Interior – 1480)	Replace decaying and collapsed flex ducts and registers at Glendale and Lamar Homes		\$35,000
ID0094	Termite Repairs (Dwelling Unit Interior - 1480)	Termite damage Repairs to frames and structures at all sites		\$25,000
ID0095	Locksmithing (Dwelling Units Interior – 1480)	Repair, replacement, and standardization to all door handles and locks		\$5,000
ID0096	Sidewalks and Patios (Dwelling Unit Exterior – 1480)	Repair, Replacement or additions to sidewalks and patios as needed at all sites.		\$65,000
ID0097	Painting (Dwelling Unit Interior and Exterior – 1480)	Interior / Exterior Painting of Units as needed		\$25,000
ID0098	Exterior Renovations (Dwelling Unit Exterior -1480)	Renovate exterior of Cholla Vista walls, windows, pop outs, sidewalks, patios, and landscaping		\$750,000
ID0099	Wood Gables (Dwelling Unit Exterior -1480)	Replace or resurface wood paneling on gable ends of units		\$120,000
ID0100	Lighting (Dwelling Unit Interior and Exterior – 1480)	Install or Replace Light Fixtures at Units		\$25,000

Capital Fund Program - Five- Year Action Plan

	Subtotal of Estimated Cost			\$1,232,000
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Capital Fund Program - Five- Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year	5	2028		

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GLENDALE HOMES (AZ003000001)			\$1,413,500
ID0101	Appliances (Dwelling Unit Interior) 1480	Appliances – Replacement of stoves, refrigerators, washers, dryers, and dishwashers as needed.		\$35,000
ID0102	Operations – 1406	Costs unforeseen for operational		\$10,000
ID0103	Management Improvements - 1410	Training for Public Housing staff on new regulations and maintenance enhancements		\$5,000
ID0104	Sewer line Cleaning and Repairs (Plumbing -1480)	Annual Occurrence to clean out underground pipes at Glendale Homes, Cholla Vista and Lamar Homes		\$50,000
ID0105	Tile Flooring (Dwelling Unit Interior Flooring – 1480)	Carpet Removal and installation of tile (2 to 3 units)		\$20,000
ID0106	Bathroom and Kitchen Remodeling (Dwelling Unit – Interior – 1480)	Kitchen and Bathroom Remodels (3-4 Units)		\$50,000
ID0107	Garbage Disposals Replaced (1480 Plumbing)	Garbage Disposals Replaced (1480 Plumbing)		\$5,000

Capital Fund Program - Five- Year Action Plan

ID0108	Water Heaters (Dwelling Unit-Interior Plumbing) 1480	Replace water heaters (12 Units)		\$20,000
ID0109	Plumbing (Site Work – 1480)	Plumbing modifications to put Cholla Vista irrigation on an independent existing meter		\$12,000
ID0110	Electrical (Dwelling Exterior – 1480)	Electrical panel repairs/replacement		\$5,000
ID0111	HVAC (Dwelling Unit Interior – 1480)	Replace of aged and failed units		\$150,000
ID0112	Termite Repairs (Dwelling Unit Interior - 1480)	Termite damage Repairs to frames and structures at all sites		\$25,000
ID0113	Locksmithing (Dwelling Units Interior – 1480)	Repair, replacement, and standardization to all door handles and locks		\$5,000
ID0114	Sidewalks and Patios (Dwelling Unit Exterior – 1480)	Repair, Replacement or additions to sidewalks and patios as needed at all sites.		\$25,000
ID0115	Painting (Dwelling Unit Interior and Exterior – 1480)	Interior / Exterior Painting of Units as needed		\$25,000
ID0116	HVAC (Dwelling Unit Interior -1480)	HVAC dust repairs to seal off unused ducts and replace as needed		\$50,000
ID0117	Parking Lots (Site Improvements – 1480)	Resurface and Strip property parking lots at sites		\$50,000

Capital Fund Program - Five- Year Action Plan

ID0118	Lighting (Dwelling Unit Interior and Exterior – 1480)	Install or Replace Light Fixtures at Units		\$1,500
ID0119	Roof replacement (Dwelling unit-exterior) 1480-roofs	Annual roof maintenance at all properties		\$20,000
ID0120	Landscaping (Site Improvements – 1480)	Annual tree trimming or removal at all properties		\$20,000
ID0121	Security Doors & Exterior Doors (Dwelling Structures – 1480)	Replacement of security and metal exterior doors as needed at all properties		\$15,000
ID0122	Plumbing (Dwelling Units – Exterior – 1480)	Install new, repair and upgrade underground water valves		\$15,000
ID0123	Renovations (Dwelling Unit – Interior -1480)	Interior renovations at Cholla Vista to include stairs, electrical, plumbing, flooring, lighting, etc.		\$800,000
	Subtotal of Estimated Cost			\$1,413,500