



GLENDALE HOUSING AUTHORITY MEMORANDUM

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Date: February 5, 2024
To: Community Development Advisory Committee
From: Karen Mofford, Housing Administrator
Subject: Capital Fund 2024 – 2028 Five Year Action Plan

Recommendation

Glendale Housing Authority (GHA) recommends review of the Capital Fund Program Five Year Action Plan for fiscal years 2024-2028 (CFP), and will Conduct a Public Hearing on March 21, 2024, beginning at 5:30pm at the Community Development Advisory Committee (CDAC) meeting to review the Capital Fund Program Five Year Action Plan for fiscal years 2024-2028 (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 61st 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

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 (2023-2027) 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 2024 –

Subtotal of Estimated Costs has updated from \$682,000 to \$2,540,000

Funds updated to prior year requests:

\$ 5,000 – Added to operations

\$385,000 – Added to parking lot for repaving at all areas.

\$ 80,000 – Added for replacement and repairs to HVAC Units.

\$210,000 – Added for roof replacement and repairs.

\$ 5,000 – Added for annual tree trimming.

\$ 10,000 – Added for new security doors and metal exterior doors.

\$ 3,000 – Added for water heaters.

\$ 1,000 – Added for replacement of garbage disposals.

\$ 40,000 – Added for upgraded water lines at Lamar and Glendale Homes.

\$ 43,000 – Added for kitchen and bathroom remodels.

\$ 65,000 – Added for replacement of window screens at Lamar Homes.

\$ 50,000 – Added for installation of underground waterline valves to each unit.

\$(108,000) – Reduced for replacement of sprinklers with drip emitters.

New Items Added to 2024:

\$ 17,000 – Replace all expired fire stops.

\$ 15,000 – Parking lot gate installed at the Admin Office

\$ 50,000 – HVAC duct work replacements/repairs.

\$ 10,000 – Block fencing repair at Cholla Vista.

\$ 35,000 – Cholla Vista plumbing system repairs.

\$ 15,000 – Electrical panel repairs at properties as needed.

\$ 25,000 – Painting when remodeling a unit.

\$ 50,000 – Exterior and Interior lighting replacements or additions.

\$ 30,000 – Sidewalk and Patio replacement or repairs.

\$ 5,000 – Install Condensation lines at Cholla Vista.

\$ 60,000 – Create and secure access holes into perimeter fence at Lamar Homes.

- \$ 25,000 – Repair termite damage to structures.
- \$ 30,000 – Standardize all exterior unit door handles.
- \$ 3,000 – Purchase equipment to repair water lines.
- \$ 3,000 – Cooling system for the maintenance shop.
- \$ 6,000 – Maintenance shop doorway modification.
- \$690,000 – Xeriscaping Glendale Homes for water saving.

Year 2025 –

Subtotal of Estimated Costs has been updated from \$851,000 to \$2,134,000.

Funds updated to prior year requests:

- \$ 5,000 – Added to Operations.
- \$ 5,000 – Added to Tree Trimming.
- \$ 38,000 – Added for replacement of HVAC Units.
- \$ 20,000 – Added for replacement of appliances.
- \$325,000 – Added for Roof repair or replacement.
- \$ 5,000 – Added for replacement of security and metal exterior doors.
- \$ 3,000 – Added to replace water heaters.
- \$ 1,000 – Added to replace garbage disposals
- \$ 23,000 - Added for kitchen and bathroom remodeling.
- \$ (87,000) – Removed Pavement preservation from 2024.
- \$ (40,000) - Reduced Irrigation renovation at Lamar Homes
- \$10,000 – Added to Underground waterline valves

New Items Added to 2025:

- \$100,000 – Fencing replacement at Lamar Homes.
- \$25,000 – HVAC duct work3 to 4 units kitchen and bathroom remodels.
- \$15,000 – Repair of interior/exterior plumbing leaks.
- \$10,000 – Electrical panel repair or replacements.
- \$25,000 – Interior/Exterior painting as needed.

\$85,000 – Install backflows at Glendale Homes.

\$35,000 – New signage (house numbers) on all units.

\$25,000 – Install new lighting at all properties.

\$25,000 – Termite repair to frames and structures.

\$20,000 – Door handles and locksmithing at all sites.

\$60,000 – Repair, replacement or additions to sidewalks and patios.

Year 2026 –

Subtotal of Estimated Costs has been updated from \$850,000 to \$1,169,000.

Funds updated to prior year requests:

\$5,000 – Added to operations.

\$5,000 – Added to annual tree trimming.

\$(55,000) – Reduced painting at Cholla Vista.

\$5,000 – Added to appliances.

\$5,000 – Added to replacing security and metal doors.

\$13,000 – Added for replacing water heaters.

\$1,000 – Added to garbage disposal replacements.

\$20,000 – Added for annual occurrence of underground pipe cleanouts.

\$(5,000) – Reduced tile flooring.

\$23,000 – Added to bathroom and kitchen remodeling.

\$(145,000) – Removed pavement preservation from the 2026 Capital plan.

\$(170,000) – Reduced Xeriscaping at Glendale Homes.

New Items Added to 2026:

\$200,000 – New insulation blown into all attics.

\$ 12,000 – Irrigation system repairs at all properties.

\$ 45,000 – HVAC repairs for sealing off unused ducts and replacement if needed.

\$ 5,000 – Electrical panel repairs.

\$ 25,000 – Install or replacing light fixtures in units.

\$ 25,000 – Interior/Exterior paint as needed.

\$ 30,000 – Replace existing turbines as needed.

\$180,000 – Replace decaying and collapsed flex ducts and registers.

\$ 25,000 – Termite damage repairs to frames and structures.

\$ 10,000 – Repair, replace, and standardize all door handles and locks.

\$ 60,000 – Repair, replace or add to sidewalks and patios.

Year 2027 –

Subtotal of Estimated Costs has been updated from \$577,000 to \$1,232,000.

Funds updated to prior year requests:

\$ 10,000 – Added to appliances.

\$ 5,000 – Added to operations.

\$ 10,000 – Added to annual sewer cleanouts.

\$ (5,000) – Reduced carpet removal for tile installation.

\$ 18,000 – Added to kitchen and bathroom remodels.

\$ 2,000 – Added to garbage disposal replacements.

\$ 8,000 – Added to water heater replacements.

\$ (23,000) – Reduced irrigation plumbing modifications at Cholla Vista apartments.

\$(250,000) – Removed asphalt shingling on roofs at Cholla Vista apartments.

\$(175,000) – Removed secured fenced parking at administration office on 61st Avenue.

New Items Added to 2027:

\$ 5,000 – Electrical panel repairs.

\$ 25,000 – Install or replacing light fixtures in units.

\$ 25,000 – Interior/Exterior paint as needed.

\$ 35,000 – Replace decaying and collapsed flex ducts and registers.

\$ 25,000 – Termite damage repairs to frames and structures.

\$ 5,000 – Repair, replace, and standardize all door handles and locks.

\$ 65,000 – Repair, replace or add to sidewalks and patios.

\$750,000 – Renovate exterior of Cholla Vista apartments to include walls, windows, pop-outs, sidewalks, patios, and landscaping.

\$120,000 – Replace or resurface wood paneling on gable ends.

Year 2028 - New year added with an estimated budget amount of \$1,413,500.