Capital Fund Program - Five-Year Action Plan

Status: Approved **Approval Date:** 08/09/2021 **Approved By:** CHONG, HERBERT

Part I: Summary

PHA Name : City of Phoenix Housing Department

PHA Number: AZ001

Locality (City/County & State)

☒ **Original 5-Year Plan** ☐ **Revised 5-Year Plan (Revision No:)**

A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	MARYVALE PARKWAY TERRACE (AZ001000005)	$2,017,388.00				
	AUTHORITY-WIDE	$1,401,900.00	$875,000.00	$700,000.00	$450,000.00	$450,000.00
	FRANK LUKE JR (AZ001000003)	$600,000.00	$1,625,000.00	$1,300,000.00	$1,050,000.00	$1,050,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARYVALE PARKWAY TERRACE (AZ001000005)			$2,017,388.00
ID0033	Maryvale Parkway-RAD Conversion (1504)(RAD Investment Activity (1504))	CFP will be utilized to leverage the RAD Conversion for a LIHTC Deal and contribute for initial reserves. CFP could also be utilized for pre-development funding for RAD Conversion.		$1.00
ID0035	Housing Assistance Payments-Maryvale Parkway RAD Project (1503)(RAD (1503))	In the event the operation budget falls short in the initial year for RAD projects, Housing will utilize CFP to assist the housing assistance payments.		$1.00
ID0057	Maryvale Parkway RAD Conversion (1480)(RAD Funds Pre Closing (1480))	Place Holder for Maryvale Parkway RAD Conversion. Most of the funds will transfer to 1503 and 1504 at RAD Conversion for development cost, construction cost, required reserves and housing assistance payments.		$2,017,386.00
	AUTHORITY-WIDE (NAWASD)			$1,401,900.00
ID0004	Administration 2021 (Administration (1410)-Other,Administration (1410)-Salaries)	Technical, Non-Technical staff salaries plus related cost associated with administrative work in connection with the planning and development of capital improvement projects and the conversion to RAD.		$401,900.00
ID0011	Operations 2021(Operations (1406))	Operating costs incurred in connection with RAD Conversions and modernization of capital improvement projects. May include salaries, training, audit fees and RAD pre-development cost.		$1,000,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FRANK LUKE JR (AZ001000003)			$600,000.00
ID0058	AMP 3- Relocation and Demolition Cost(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit - Demolition (1480))	Budget includes cost for relocation of existing residents and demolition cost of current buildings.		$600,000.00
	Subtotal of Estimated Cost			$4,019,288.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$875,000.00
ID0005	Administration 2022 (Administration (1410)-Salaries,Administration (1410)-Other)	Technical, Non-Technical staff salaries plus related cost associated with administrative work in connection with the planning and development of capital improvement projects.		$250,000.00
ID0012	Operations 2022(Operations (1406))	Operating costs incurred in connection with public housing capital improvement projects. May include salaries, training, RAD pre-development cost and audit fees.		$625,000.00
	FRANK LUKE JR (AZ001000003)			$1,625,000.00
ID0059	AMP 3- Relocation and Demolition Cost(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit - Demolition (1480))	Budget includes cost for relocation of existing residents and demolition cost of current buildings.		$1,625,000.00
	Subtotal of Estimated Cost			$2,500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$700,000.00
ID0030	Administration 2023(Administration (1410)-Salaries)	Technical, Non-Technical staff salaries plus related cost associated with administrative work in connection with the planning and development of capital improvement projects.		$200,000.00
ID0031	Operations 2023(Operations (1406))	Operating costs incurred in connection with public housing capital improvement projects. May include salaries, training, RAD pre-development cost and audit fees.		$500,000.00
	FRANK LUKE JR (AZ001000003)			$1,300,000.00
ID0060	AMP 3- Relocation and Demolition Cost(Contract Administration (1480)-Relocation,Dwelling Unit - Demolition (1480),Contract Administration (1480)-Other Fees and Costs)	Budget includes cost for relocation of existing residents and demolition cost of current buildings.		$1,300,000.00
	Subtotal of Estimated Cost			$2,000,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$450,000.00
ID0052	Administration 2024(Administration (1410)-Salaries)	Technical, Non-Technical staff salaries plus related cost associated with administrative work in connection with the planning and development of capital improvement projects.		$150,000.00
ID0053	Operations 2024(Operations (1406))	Operating costs incurred in connection with public housing capital improvement projects. May include salaries, training, RAD pre-development cost and audit fees.		$300,000.00
	FRANK LUKE JR (AZ001000003)			$1,050,000.00
ID0061	AMP 3- Relocation and Demolition Cost(Contract Administration (1480)-Relocation,Dwelling Unit - Demolition (1480),Contract Administration (1480)-Other Fees and Costs)	Budget includes cost for relocation of existing residents and demolition cost of current buildings.		$1,050,000.00
	Subtotal of Estimated Cost			$1,500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$450,000.00
ID0062	Administration 2025(Administration (1410)-Salaries)	Technical, Non-Technical staff salaries plus related cost associated with administrative work in connection with the planning and development of capital improvement projects.		$150,000.00
ID0063	Operations 2025(Operations (1406))	Operating costs incurred in connection with public housing capital improvement projects. May include salaries, training, RAD pre-development cost and audit fees.		$300,000.00
	FRANK LUKE JR (AZ001000003)			$1,050,000.00
ID0064	AMP 3- Relocation and Demolition Cost(Contract Administration (1480)-Relocation,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit - Demolition (1480))	Budget includes cost for relocation of existing residents and demolition cost of current buildings.		$1,050,000.00
	Subtotal of Estimated Cost			$1,500,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 1 2021

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration 2021 (Administration (1410)-Other,Administration (1410)-Salaries)	$401,900.00
Operations 2021(Operations (1406))	$1,000,000.00
Subtotal of Estimated Cost	$1,401,900.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 2 2022

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration 2022 (Administration (1410)-Salaries,Administration (1410)-Other)	$250,000.00
Operations 2022(Operations (1406))	$625,000.00
Subtotal of Estimated Cost	$875,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 3 2023

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration 2023(Administration (1410)-Salaries)	$200,000.00
Operations 2023(Operations (1406))	$500,000.00
Subtotal of Estimated Cost	$700,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 4 2024

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration 2024(Administration (1410)-Salaries)	$150,000.00
Operations 2024(Operations (1406))	$300,000.00
Subtotal of Estimated Cost	$450,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 5 2025

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Administration 2025(Administration (1410)-Salaries)	$150,000.00
Operations 2025(Operations (1406))	$300,000.00
Subtotal of Estimated Cost	$450,000.00