

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0157  
Expires 3/31/2020**

<b>Part I: Summary</b>						
PHA Name/Number Greater Gadsden Housing Authority AL049			Locality (City/County & State) Gadsden, Etowah, Alabama		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2023</u>	Work Statement for Year 2 FFY <u>2024</u>	Work Statement for Year 3 FFY <u>2025</u>	Work Statement for Year 4 FFY <u>2026</u>	Work Statement for Year 5 FFY <u>2027</u>
	Carver Village 49-2		\$2,693,816.00	\$2,693,816.00	\$2,693,816.00	\$1,356,465.00
	Emma Sansom Homes 49-3		\$0.00	\$0.00	\$0.00	\$1,337,351.00
	Gateway Village 49-4		\$0.00	\$0.00	\$0.00	\$0.00
	Campbell Court 49-5		\$0.00	\$0.00	\$0.00	\$0.00
	Starnes Park 49-6		\$0.00	\$0.00	\$0.00	\$0.00
	PHA Wide		\$0.00	\$0.00	\$0.00	\$0.00
B.	Physical Improvements Subtotal	Annual Statement	\$2,693,816.00	\$2,693,816.00	\$2,693,816.00	\$2,693,816.00
C.	Management Improvements		.00	.00	.00	.00
D.	PHA-Wide Non-dwelling Structures and Equipment		.00	.00	.00	.00
E.	Administration		\$315,446.00	\$315,446.00	\$315,446.00	\$315,446.00
F.	Other—Relocation Cost		\$31,200.00	\$31,200.00	\$31,200.00	\$31,200.00
	A & E Fees/Advertising		\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
	Audit		\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
G.	Operations		\$110,000.00	\$110,000.00	\$110,000.00	\$110,000.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$0.00	\$0.00	\$0.00	\$0.00
J.	Capital Fund Financing – Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$3,154,462.00	\$3,154,462.00	\$3,154,462.00	\$3,154,462.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$3,154,462.00	\$3,154,462.00	\$3,154,462.00	\$3,154,462.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2</u> FFY <u>2024</u>			Work Statement for Year: <u>3</u> FFY <u>2025</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>Colley Home AL 49-1</b> <b>Carver Village AL 49-2</b>			<b>Colley Home AL 49-1</b> <b>Carver Village AL 49-2</b>		
Annual Statement	<b>Operations- 1406</b>		\$110,00.00	<b>Operations- 1406</b>		\$110,000.00
	<b>Admin -1410</b>			<b>Admin – 1410</b>		
	Management Fees		\$315,446.00	Management Fees		\$315,446.00
	<b>Audit - 1411</b>	1	\$2,000.00	<b>Audit - 1411</b>	1	\$2,000.00
	<b>Fees &amp; Costs 1430</b>			<b>Fees &amp; Costs 1430</b>		
	A&E Fees and Advertising (AL 49 – 2)		\$2,000.00	Advertising		\$2,000.00
	<b>Dwelling Structures 1460</b>			<b>Dwelling Structures 1460</b>		
	Gutting Units	44	\$105,600.00	Gutting Units	44	\$105,600.00
	<b>Force Account</b> Renovation of 44 units  Installation of kitchen cabinets, floor tile, HVAC systems, smoke alarms, cable and phone in bedrooms and living rooms, install sheetrock throughout units, replace interior walls and ceiling, new water heaters, new commodes & tubs, new plumbing pipes and fixtures, new interior & exterior doors, new appliances, insulation in attics, new soffit on porches and refinish foundations. Includes reconfiguration of 2 buildings to create 2BR units without stairs ( <b>Force Account</b> )	44	\$2,515,995.00	<b>Force Account</b> Renovation of 44 units  Installation of kitchen cabinets, floor tile, HVAC systems, smoke alarms, cable and phone in bedrooms and living rooms, install sheetrock throughout units, replace interior walls and ceiling, new water heaters, new commodes & tubs, new plumbing pipes and fixtures, new interior & exterior doors, new appliances, insulation in attics, new soffit on porches and refinish foundations. Includes reconfiguration of 2 buildings to create 2BR units without stairs ( <b>Force Account</b> )	44	\$2,515,995.00
	Subtotal of Estimated Cost		\$3,051,041.00	Subtotal of Estimated Cost		\$3,051,041.00



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Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2026			Work Statement for Year: 5 FFY 2027		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>Carver Village</b> AL 49-2			<b>Carver Village</b> AL 49-2 and <b>Emma Sansom Homes</b> 49-3		
Annual Statement	<b>Operations - 1406</b>		\$110,000.00	<b>Operations-</b> 1406		\$110,000.00
	<b>Admin - 1410</b>			<b>Admin - 1410</b>		
	Management Fees		\$315,446.00	Management Fees		\$315,446.00
	<b>Audit - 1411</b>	1	\$2,000.00	<b>Audit - 1411</b>	1	\$2,000.00
	<b>Fees and Costs 1430</b>			<b>Fees and Costs 1430</b>		
	Advertising		\$2,000.00	Advertising/ A&E Fees		\$22,000.00
	<b>Dwelling Structures 1460</b>			<b>Dwelling Structures 1460</b>		
	Gutting Units	44	\$105,600.00	Gutting of units (21 at Carver and 23 at Emma Sansom)	44	\$105,600.00
	<b>Force Account</b> Renovation of 44 units  Installation of kitchen cabinets, floor tile, HVAC systems, smoke alarms, cable and phone in bedrooms and living rooms, install sheetrock throughout units, replace interior walls and ceiling, new water heaters, new commodes & tubs, new plumbing pipes and fixtures, new interior & exterior doors, new appliances, insulation in attics, new soffit on porches and refinish foundations. Includes reconfiguration of 2 buildings to create 2BR units without stairs ( <b>Force Account</b> )	44	\$2,515,995.00	<b>Forced Account</b> Renovation of 44 units (21 at Carver and 23 at Emma Sansom) Installation of kitchen cabinets, floor tile, HVAC systems, smoke alarms, cable and phone in bedrooms and living rooms, install sheetrock throughout units, replace interior walls and ceiling, new water heaters, new commodes & tubs, new plumbing pipes and fixtures, new interior & exterior doors, new appliances, insulation in attics, new soffit on porches and refinish foundations. Includes reconfiguration of 2 buildings to create 2BR units without stairs ( <b>Force Account</b> )	44	\$2,515,995.00
	Subtotal of Estimated Cost		\$3,051,041.00	Subtotal of Estimated Cost		\$3,051,041.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>4</u> FFY <u>2026</u>			Work Statement for Year: <u>5</u> FFY <u>2027</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
<b>See</b>	<b>Carver Village AL 49-2 Cont.</b>			<b>Carver Village AL 49-2 Cont.</b>		
<b>Annual</b>						
<b>Statement</b>				<b>Renovation of Office and Community Center AL 49-2</b>		\$90,000.00
	<b>Site Improvement 1450</b>			<b>Site Improvements 1450</b>		
	Dirt for fill in around buildings & seed	44	\$35,000.00	Dirt for fill in around buildings & seed	44	\$35,000.00
	Repair sidewalks & porches	44	\$12,000.00	Repair sidewalks & porches	44	\$12,000.00
	<b>Relocation Costs 1495.1</b>	44	\$30,800.00	<b>Relocation Cost 1495.1</b>	44	\$30,800.00
	Subtotal of Estimated Cost		\$3,128,842.00	Subtotal of Estimated Cost		\$3,128,842.00