Par	t I: Summary					
PHA	Name/Number		Locality (City/C	County & State)	X Original 5-Year Plan	Revision No:
Greater Gadsden Housing Authority AL049		Gadsden, Etov	wah, Alabama			
A.	Development Number and Name	Work Statement for Year 1 FFY 2024	Work Statement for Year 2 FFY <u>2025</u>	Work Statement for Year 3 FFY <u>2026</u>	Work Statement for Year 4 FFY <u>2027</u>	Work Statement for Year 5 FFY <u>2028</u>
	Carver Village 49-2 Emma Sansom Homes 49-3 Gateway Village 49-4 Campbell Court 49-5 Starnes Park 49-6 PHA Wide		\$2,696,378.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$2,696,378.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$1,359,027.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$2,696,378.00 \$0.00 \$0.00 \$0.00 \$0.00
B.	Physical Improvements Subtotal	Annual Statement	\$2,696,378.00	\$2,696,378.00	\$2,696,378.00	\$2,696,378.00
C.	Management Improvements		.00	.00	.00	.00
D.	PHA-Wide Non-dwelling Structures and Equipment		.00	.00	.00	.00
E.	Administration		\$312,884.00	\$312,884.00	\$312,884.00	\$312,884.00
F.	Other—Relocation Cost A & E Fees/Advertising Audit		\$31,200.00 \$2,000.00 \$2,000.00	\$31,200.00 \$2,000.00 \$2,000.00	\$31,200.00 \$2,000.00 \$2,000.00	\$31,200.00 \$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 Total Non-CFP Funds		\$3,154,462.00	\$3,154,462.00	\$3,154,462.00	\$3,154,462.00
M.	Grand Total		\$3,154,462.00	\$3,154,462.00	\$3,154,462.00	\$3,154,462.00

Part II: Sup	porting Pages – Physical Needs Wo	ork Statemer	nt(s)			-
Work	Work Statement		Work Statement for Year: <u>3</u>			
Statement for	FFY <u>2025</u>			FFY <u>202</u>		I
Year 1 FFY	Development Number/Name General Description of Major Work	Quantity	Estimated Cost	Development Number/Name General Description of Major Work	Quantity	Estimated Cost
	Categories			Categories		
See	Carver Village AL 49-2			Carver Village AL 49-2		
Annual						
Statement	Operations- 1406		\$110,00.00	Operations- 1406		\$110,000.00
				A J		
	Admin -1410		¢212.004.00	Admin – 1410		\$212,004,00
	Management Fees		\$312,884.00	Management Fees		\$312,884.00
	Audit - 1480	1	\$2,000.00	Audit - 1480	1	\$2,000.00
	Fees & Costs 1480			Fees & Costs 1480		
	A&E Fees and Advertising $(AL 49 - 2)$		\$2,000.00	Advertising		\$2,000.00
	Dwelling Structures 1480			Dwelling Structures 1460		
	Gutting Units	44	\$105,600.00	Gutting Units	44	\$105,600.00
	Force Account Renovation of 44 units	44	\$2,518,557.00	Force Account Renovation of 44 units		\$2,518,557.00
	Force Account Renovation of 44 units	44	\$2,518,557.00	Force Account Renovation of 44 units	44	\$2,518,557.00
	Installation of kitchen cabinets, floor			Installation of kitchen cabinets, floor		
	tile, HVAC systems, smoke alarms,			tile, HVAC systems, smoke alarms,		
	cable and phone in bedrooms and living			cable and phone in bedrooms and living		
	rooms, install sheetrock throughout			rooms, install sheetrock throughout		
	units, replace interior walls and ceiling,			units, replace interior walls and ceiling,		
	new water heaters, new commodes &			new water heaters, new commodes &		
	tubs, new plumbing pipes and fixtures,			tubs, new plumbing pipes and fixtures,		
	new interior & exterior doors, new			new interior & exterior doors, new		
	appliances, insulation in attics, new			appliances, insulation in attics, new		
	soffit on porches and refinish			soffit on porches and refinish		
	foundations. Includes reconfiguration of			foundations. Includes reconfiguration of		
	2 buildings to create 2BR units without			2 buildings to create 2BR units without		
	stairs (Force Account)			stairs (Force Account)		
	Subtotal of Estimated Cost		\$3,051,041.00	Subtotal of Estimated Cost		\$3,051,041.00
WWWWWPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP	2		1			

porting Pages – Physical Needs Wo	ork Statemer	nt(s)				
	Work Statement for Year 2			Work Statement for Year: <u>3</u>		
FFY 2025			FFY <u>2026</u>			
Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost	
Colley Homes AL 49-1 Cont.			Carver Village AL 49-2 Cont.			
Site Improvement 1480			Site Improvement 1480			
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	
Relocation 1480	44	\$30,800.00	Relocation Costs 1480	44	\$30,800.00	
Subtotal of Estimated Cos	t	\$3 128 841 00	Subtotal of Estimated Cost		\$3,128,841.00	
	Work Statement   FFY 20   Development Number/Name   General Description of Major Work   Categories   Colley Homes   AL 49-1 Cont.   Site Improvement 1480   Dirt for fill in around buildings & seed   Repair sidewalks & porches   Repair sidewalks & porches   Relocation 1480	Work Statement for Year 2   FFY 2025   Development Number/Name Quantity   General Description of Major Work Quantity   Categories 2   Colley Homes AL 49-1 Cont.   Site Improvement 1480   Dirt for fill in around buildings & seed 44   Repair sidewalks & porches 44   Quantity 2   Quantity	FFY 2025Development Number/Name General Description of Major Work CategoriesQuantityEstimated CostColley HomesAL 49-1 Cont.Colley HomesAL 49-1 Cont.Site Improvement 1480Dirt for fill in around buildings & seed44\$35,000.00Repair sidewalks & porches444\$12,000.00Image: Sidewalks & porches44\$12,000.00Repair sidewalks & porches44\$12,000.00Image: Sidewalks & porches44\$30,800.00Image: Si	Work Statement for Year 2 FFY 2025 Work Statement for FFY 202   Development Number/Name Quantity Estimated Cost Development Number/Name General Description of Major Work Categories Categories   Colley Homes AL 49-1 Cont. Carver Village AL 49-2 Cont.   Site Improvement 1480 Site Improvement 1480 Site Improvement 1480   Dirt for fill in around buildings & seed 44 \$35,000.00 Dirt for fill in around buildings & seed   Repair sidewalks & porches 44 \$12,000.00 Repair sidewalks & porches   Municipation Municipation Municipation   Municipation Municipation Municipation   Municipation Municipation Municipation Municipation   Municipation Municipation Municipation Municipation   Municipation Municipation Municipation Municipation   Municipation Municipation Municipation Municipation   Municipation Municipation Municipation Municipation   Municipation Municipation Municipation Municipation   Municipation Municipation	Work Statement for Year 2 FFY 2025 Work Statement for Year: 3 FFY 2026   Development Number/Name General Description of Major Work Categories Quantity Estimated Cost Development Number/Name General Description of Major Work Categories Quantity   Colley Homes AL 49-1 Cont. Carver Village AL 49-2 Cont. Quantity   Site Improvement 1480 Site Improvement 1480 Site Improvement 1480 Quantity   Dirt for fill in around buildings & seed 44 \$35,000.00 Dirt for fill in around buildings & seed 44   Repair sidewalks & porches 44 \$12,000.00 Repair sidewalks & porches 44   Image: Seed	

Part II: Sup	porting Pages – Physical Needs Wo	ork Statemen	nt(s)			
Work	Work Statement		Work Statement for Year: <u>5</u>			
Statement for				FFY <u>202</u>		
Year 1 FFY	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
	General Description of Major Work			General Description of Major Work		
~	Categories			Categories		
See	Carver Village AL 49-2 and			Emma Sansom Homes 49-3		
. 1	Emma Sansom Homes 49-3					
Annual	0		¢110.000.00	0		¢110.000.00
Statement	Operations - 1406		\$110,000.00	Operations- 1406		\$110,000.00
	Admin - 1410			Admin - 1410		
	Management Fees		\$312,884.00	Management Fees		\$312,884.00
	Audit - 1480	1	\$2,000.00	Audit - 1480	1	\$2,000.00
	Fees and Costs 1480			Fees and Costs 1480		
	Advertising		\$2,000.00	Advertising/ A&E Fees		\$22,000.00
	Dwelling Structures 1480			Dwelling Structures 1480		
	Gutting Units	44	\$105,600.00	Gutting of units	44	\$105,600.00
				(21 at Carver and 23 at Emma Sansom)		
	Force Account Renovation of 44 units	44	\$2,428,557.00	Forced Account Renovation of 44 units	44	\$2,518,557.00
	(21 at Carver and 23 at Emma Sansom)					
	Installation of kitchen cabinets, floor			Installation of kitchen cabinets, floor		
	tile, HVAC systems, smoke alarms,			tile, HVAC systems, smoke alarms,		
	cable and phone in bedrooms and living			cable and phone in bedrooms and living		
	rooms, install sheetrock throughout			rooms, install sheetrock throughout		
	units, replace interior walls and ceiling,			units, replace interior walls and ceiling,		
	new water heaters, new commodes &			new water heaters, new commodes &		
	tubs, new plumbing pipes and fixtures,			tubs, new plumbing pipes and fixtures,		
	new interior & exterior doors, new			new interior & exterior doors, new		
	appliances, insulation in attics, new			appliances, insulation in attics, new		
	soffit on porches and refinish			soffit on porches and refinish		
	foundations. Includes reconfiguration of			foundations. Includes reconfiguration of		
	2 buildings to create 2BR units without			2 buildings to create 2BR units without		
	stairs (Force Account)			stairs (Force Account)		

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

Subtotal of Estimated Cost	\$3,051,041.00	Subtotal of Estimated Cost	\$3,051,041.00	

Work Statement for	Work Statement for Year <u>4</u> FFY 2027			Work Statement for Year: <u>5</u>		
Year 1 FFY	Development Number/Name	Quantity	Estimated Cost	FFY 2028     Development Number/Name   Quantity		Estimated Cos
	General Description of Major Work			General Description of Major Work		
	Categories			Categories		
See	Carver Village AL 49-2 Cont.			Carver Village AL 49-2 Cont.		
Annual						
Statement	<b>Renovation of Office and Community</b>		\$90,000.00			
	Center AL 49-2					
	Site Improvement 1480			Site Improvements 1480		
	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
	Relocation Costs 1480	44	\$30,800.00	Relocation Cost 1480	44	\$30,800.00
	Subtotal of Estimated Cost		\$3,128,842.00	Subtotal of Estimated Cost		\$3,128,842.00