

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**

Part I: Summary						
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>2024</u>	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		\$2,696,378.00	\$2,696,378.00	\$1,359,027.00	\$0.00
	Emma Sansom Homes 49-3		\$0.00	\$0.00	\$0.00	\$2,696,378.00
	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	\$2,696,378.00	\$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		\$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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2</u> FFY <u>2025</u>			Work Statement for Year: <u>3</u> FFY <u>2026</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	Carver Village AL 49-2			Carver Village AL 49-2		
Annual						
Statement	Operations- 1406		\$110,00.00	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 & 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 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 (Force Account)	44	\$2,518,557.00	Force Account 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 (Force Account)	44	\$2,518,557.00
	Subtotal of Estimated Cost		\$3,051,041.00	Subtotal of Estimated Cost		\$3,051,041.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2025			Work Statement for Year: <u>3</u> FFY <u>2026</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	Colley Homes AL 49-1 Cont.			Carver Village AL 49-2 Cont.		
Annual Statement						
	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 Cost		\$3,128,841.00	Subtotal of Estimated Cost		\$3,128,841.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>4</u> FFY <u>2027</u>			Work Statement for Year: <u>5</u> FFY <u>2028</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	Carver Village AL 49-2 and Emma Sansom Homes 49-3			Emma Sansom Homes 49-3		
Annual						
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 (21 at Carver and 23 at Emma Sansom)	44	\$105,600.00
	Force Account 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 (Force Account)	44	\$2,428,557.00	Forced Account 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 (Force Account)	44	\$2,518,557.00

	Subtotal of Estimated Cost	\$3,051,041.00	Subtotal of Estimated Cost	\$3,051,041.00
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Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2027			Work Statement for Year: 5 FFY 2028		
	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	Carver Village AL 49-2 Cont.			Carver Village AL 49-2 Cont.		
Annual						
Statement	Renovation of Office and Community Center AL 49-2		\$90,000.00			
	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