

**Capital Fund Program
(CFP) Amendment**

to the Annual Contributions Contract (ACC) Office of Public and Indian Housing
HUD-52840-A

**U.S. Department of Housing
and Urban Development**

Attachment Z
OMB Approval No. 2577-0075
(exp. 01/31/2021)

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, Public Housing Authority (as identified in the attached Addendum) (herein called the “PHA”) and the United States of America, Secretary of Housing and Urban Development (herein called “HUD”) have entered into Annual Contributions Contract(s) (ACC(s)), this CFP Amendment to the ACC(s) and the attached Addendum (collectively the Consolidated Annual Contributions Contract).

Whereas, HUD has agreed to provide CFP assistance, to the PHA in the amount specified in the attached Addendum for the purpose of assisting the PHA in carrying out development, capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised CFP Amendment with Addendum authorizing such additional amounts.

Now Therefore, this CFP Amendment with the attached Addendum amends the ACC(s) as follows:

1. This CFP Amendment with Addendum is a part of the ACC(s).

2. The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA’s HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five-Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.

4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization

scheduled will be made directly to a designated trustee within 3 days of the due date.

5. Unless otherwise provided, the 24-month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48-month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. However, the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s), and provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA has accepted all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to any corrective action order(s) in effect.

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall

follow such applicable statutory authorities and all applicable HUD regulations and requirements. For *total conversion* of public housing projects, the provisions of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing projects(s) under the ACC(s), and provided further that, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For *partial conversion*, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12-month obligation and 24-month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24-month obligation and 48-month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the funds.

Field Office Name	PHA Name	PHA Code	Grant Number	Grant Amount	Effective Date
ARKANSAS STATE OFFICE	Housing Authority of the City of Rison	AR111	AR37P11150119	\$69,223.00	16-Apr-19
ARKANSAS STATE OFFICE	Housing Authority of the City of Marmaduke	AR112	AR37P11250119	\$129,856.00	16-Apr-19
ARKANSAS STATE OFFICE	Housing Authority of the City of Heber Springs	AR113	AR37P11350119	\$138,500.00	16-Apr-19
ARKANSAS STATE OFFICE	Polk County Housing Authority	AR117	AR37P11750119	\$329,962.00	16-Apr-19
ARKANSAS STATE OFFICE	Housing Authority of the City of McCrory	AR118	AR37P11850119	\$75,802.00	16-Apr-19
ARKANSAS STATE OFFICE	Housing Authority of the City of Yellville	AR122	AR37P12250119	\$43,764.00	16-Apr-19
ARKANSAS STATE OFFICE	Housing Authority of the City of Augusta	AR123	AR37P12350119	\$208,270.00	16-Apr-19
ARKANSAS STATE OFFICE	Jonesboro Urban Renewal HA	AR131	AR37P13150119	\$416,441.00	16-Apr-19
ARKANSAS STATE OFFICE	Housing Authority of the City of Atkins	AR141	AR37P14150119	\$45,039.00	16-Apr-19
ARKANSAS STATE OFFICE	Housing Authority of the City of Kensett	AR146	AR37P14650119	\$65,131.00	16-Apr-19
ARKANSAS STATE OFFICE	Housing Authority of the City of England	AR148	AR37P14850119	\$224,856.00	16-Apr-19
ARKANSAS STATE OFFICE	Stuttgart Housing Authority	AR166	AR37P16650119	\$205,047.00	16-Apr-19
ARKANSAS STATE OFFICE	Jacksonville Housing Authority	AR170	AR37P17050119	\$212,434.00	16-Apr-19
ARKANSAS STATE OFFICE	Housing Authority of the City of Greenwood	AR171	AR37P17150119	\$66,287.00	16-Apr-19
ARKANSAS STATE OFFICE	Housing Authority of the City of Cotton Plant	AR172	AR37P17250119	\$103,880.00	16-Apr-19
ARKANSAS STATE OFFICE	Housing Authority of the City of Benton, AR	AR175	AR37P17550119	\$173,445.00	16-Apr-19
ARIZONA STATE OFFICE	City of Phoenix Housing Department	AZ001	AZ20P00150119	\$4,284,857.00	16-Apr-19
ARIZONA STATE OFFICE	City of Glendale Housing Authority	AZ003	AZ20P00350119	\$344,652.00	16-Apr-19
ARIZONA STATE OFFICE	Housing and Community Development Tucson	AZ004	AZ20P00450119	\$2,252,437.00	16-Apr-19
ARIZONA STATE OFFICE	Flagstaff Housing Authority	AZ006	AZ20P00650119	\$641,058.00	16-Apr-19
ARIZONA STATE OFFICE	Winslow Public Housing Authority	AZ008	AZ20P00850119	\$137,812.00	16-Apr-19
ARIZONA STATE OFFICE	Housing Authority of Maricopa County	AZ009	AZ20P00950119	\$155,858.00	16-Apr-19
ARIZONA STATE OFFICE	Pinal County Housing Authority	AZ010	AZ20P01050119	\$346,339.00	16-Apr-19
ARIZONA STATE OFFICE	Yuma County Housing Department	AZ013	AZ20P01350119	\$311,667.00	16-Apr-19
ARIZONA STATE OFFICE	Eloy Housing Authority	AZ021	AZ20P02150119	\$56,779.00	16-Apr-19
ARIZONA STATE OFFICE	Nogales Housing Authority	AZ023	AZ20P02350119	\$556,378.00	16-Apr-19
ARIZONA STATE OFFICE	South Tucson Housing Authority	AZ025	AZ20P02550119	\$313,830.00	16-Apr-19
ARIZONA STATE OFFICE	Chandler Housing & Redevelopment Division	AZ028	AZ20P02850119	\$648,340.00	16-Apr-19
ARIZONA STATE OFFICE	Williams Housing Authority	AZ041	AZ20P04150119	\$78,354.00	16-Apr-19
CALIFORNIA STATE OFFICE	Housing Authority of the City & County of SF	CA001	CA01P00150119	\$8,784,647.00	16-Apr-19
LOS ANGELES AREA OFFICE	Housing Authority of the County of Los Angeles	CA002	CA16P00250119	\$6,944,772.00	16-Apr-19
CALIFORNIA STATE OFFICE	Oakland Housing Authority	CA003	CA01P00350119	\$9,770,784.00	16-Apr-19
LOS ANGELES AREA OFFICE	Housing Authority of the City of Los Angeles	CA004	CA16P00450119	\$21,028,738.00	16-Apr-19
CALIFORNIA STATE OFFICE	City of Sacramento Housing Authority	CA005	CA01P00550119	\$4,235,375.00	16-Apr-19
CALIFORNIA STATE OFFICE	Housing Authority City of Fresno	CA006	CA01P00650119	\$1,193,547.00	16-Apr-19
CALIFORNIA STATE OFFICE	County of Sacramento Housing Authority	CA007	CA01P00750119	\$2,088,918.00	16-Apr-19
LOS ANGELES AREA OFFICE	Housing Authority of the County of Kern	CA008	CA16P00850119	\$1,931,405.00	16-Apr-19
CALIFORNIA STATE OFFICE	Housing Authority of the City of Richmond	CA010	CA01P01050119	\$1,033,363.00	16-Apr-19
CALIFORNIA STATE OFFICE	Housing Authority of the County Contra Costa	CA011	CA01P01150119	\$2,905,216.00	16-Apr-19
CALIFORNIA STATE OFFICE	City of South San Francisco Housing Authority	CA015	CA01P01550119	\$209,954.00	16-Apr-19
CALIFORNIA STATE OFFICE	Housing Authority of the City of Riverbank	CA017	CA01P01750119	\$192,414.00	16-Apr-19
LOS ANGELES AREA OFFICE	Housing Authority of the County of San Bernardino	CA019	CA16P01950119	\$1,461,207.00	16-Apr-19
LOS ANGELES AREA OFFICE	Housing Authority of the County of Santa Barbara	CA021	CA16P02150119	\$681,258.00	16-Apr-19

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 05/27/2020

Approved By: EPIC SYSTEM

Part I: Summary						
PHA Name : Chandler Housing & Redevelopment Division		Locality (City/County & State)				
PHA Number: AZ028		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	AUTHORITY-WIDE	\$107,417.00	\$63,000.00	\$63,000.00	\$63,000.00	\$63,000.00
	SCATTERED SITES/SENIOR SITES (AZ028000002)	\$588,700.00	\$307,000.00	\$97,000.00	\$280,000.00	\$245,000.00
	FAMILY SITES (AZ028000001)		\$230,000.00	\$440,000.00	\$257,000.00	\$292,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$107,417.00
ID0013	Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	Salaries and supplies		\$104,417.00
ID0017	Staff Training(Management Improvement (1408)-Staff Training)	Training events for staff for Capital Fund Program		\$3,000.00
	SCATTERED SITES/SENIOR SITES (AZ028000002)			\$588,700.00
ID0043	Heat Pump Replacements(Dwelling Unit-Interior (1480)-Mechanical)	Removal and replacement of 26 units at Single Family Homes.		\$140,000.00
ID0063	Shower/Tub Surround Replacement(Dwelling Unit-Interior (1480)-Tubs and Showers)	Remove 29 damaged shower/tub surrounds and replace with new cultured marble or composite surrounds at scattered site homes.		\$154,206.00
ID0071	Replace Kitchen & Bathroom Cabinets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace the kitchen and bathroom cabinets and associated plumbing fixtures in 29 homes.		\$284,494.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$63,000.00
ID0014	Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	Salaries and supplies		\$60,000.00
ID0018	Staff Training(Management Improvement (1408)-Staff Training)	Training events for staff for Capital Fund Program		\$3,000.00
	FAMILY SITES (AZ028000001)			\$230,000.00
ID0040	Parking Lot Paint & Striping (Dwelling Unit-Site Work (1480)-Striping)	Paint and strip the parking lots at 5 family sites.		\$10,000.00
ID0077	Replace Heat Pumps Site 3(Dwelling Unit-Interior (1480)-Mechanical)	Replace the Gas Heat Pumps and ducting on 40 units at family site 3.		\$220,000.00
	SCATTERED SITES/SENIOR SITES (AZ028000002)			\$307,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES/SENIOR SITES (AZ028000002)			\$280,000.00
ID0064	Install Block Fence(Dwelling Unit-Site Work (1480)-Fencing)	Install a fence block fence between 33 scattered site homes that currently have a chain link fence.		\$280,000.00
	AUTHORITY-WIDE (NAWASD)			\$63,000.00
ID0067	Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	Salaries and Supplies		\$60,000.00
ID0068	Staff Training(Management Improvement (1408)-Staff Training)	Training events for staff for Capital Fund Program		\$3,000.00
	FAMILY SITES (AZ028000001)			\$257,000.00
ID0074	Sewer Line Rehab(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	The sewer lines in the family sites are original cast iron that is reaching the designed useful life. This project will install an epoxy liner, cured in-place (CIPP) that will extend the life of the pipe another 20 plus years. Site-1		\$257,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES/SENIOR SITES (AZ028000002)			\$245,000.00
ID0062	Shower/Tub Surround Replacement(Dwelling Unit-Interior (1480)-Tubs and Showers)	Remove 14 damaged shower/tub surrounds and replace with new cultured marble or composite surrounds at scattered site homes.		\$74,550.00
ID0070	Replace Kitchen & Bathroom Cabinets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace the kitchen and bathroom cabinets and associated plumbing fixture in 15 homes.		\$170,450.00
	FAMILY SITES (AZ028000001)			\$292,000.00
ID0065	Parking Lot Paint & Striping (Dwelling Unit-Site Work (1480)-Striping)	Paint the lines and numbers at the five (5) family sites.		\$10,000.00
ID0075	Replace Heat Pumps Site 1(Dwelling Unit-Interior (1480)-Mechanical)	Replace the Gas Heat Pumps and ducting on 53 units at family site 1.		\$282,000.00
	AUTHORITY-WIDE (NAWASD)			\$63,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	\$104,417.00
Staff Training(Management Improvement (1408)-Staff Training)	\$3,000.00
Subtotal of Estimated Cost	\$107,417.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	\$60,000.00
Staff Training(Management Improvement (1408)-Staff Training)	\$3,000.00
Subtotal of Estimated Cost	\$63,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	\$60,000.00
Staff Training(Management Improvement (1408)-Staff Training)	\$3,000.00
Subtotal of Estimated Cost	\$63,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	\$60,000.00
Staff Training(Management Improvement (1408)-Staff Training)	\$3,000.00
Subtotal of Estimated Cost	\$63,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Capital Fund Program Salary & Supplies(Administration (1410)-Salaries)	\$60,000.00
Staff Training(Management Improvement (1408)-Staff Training)	\$3,000.00
Subtotal of Estimated Cost	\$63,000.00