

<b>Part I: Summary</b>						
PHA Name/Number Greater Gadsden Housing Authority AL049			Locality (City/County & State) Gadsden, Etowah, Alabama		X Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2025</u>	Work Statement for Year 2 FFY <u>2026</u>	Work Statement for Year 3 FFY <u>2027</u>	Work Statement for Year 4 FFY <u>2028</u>	Work Statement for Year 5 FFY <u>2029</u>
	Carver Village 49-2		\$2,595,662.00	\$1,332,431.00	\$0.00	\$0.00
	Emma Sansom Homes 49-3		\$0.00	\$1,242,431.00	\$2,595,662.00	\$2,595,662.00
	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	\$2,595,662.00	\$2,574,862.00	\$2,595,662.00	\$2,595,662.00
C.	Management Improvements		.00	.00	.00	.00
D.	PHA-Wide Non-dwelling Structures and Equipment		.00	.00	.00	.00
E.	Administration		\$304,317.00	\$304,317.00	\$304,317.00	\$304,317.00
F.	Other—Relocation Cost		\$31,200.00	\$30,000.00	\$31,200.00	\$31,200.00
	A & E Fees/Advertising		\$0.00	\$22,000.00	\$0.00	\$0.00
	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		\$3,043,179.00	\$3,043,179.00	\$3,043,179.00	\$3,043,179.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$3,043,179.00	\$3,043,179.00	\$3,043,179.00	\$3,043,179.00

<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>2026</u>			Work Statement for Year: <u>3</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
See	<b>Carver Village</b> AL 49-2			<b>Carver Village</b> AL 49-2 and Emma Sansom Homes 49-3		
Annual Statement	<b>Operations- 1406</b>		\$110,000.00	<b>Operations- 1406</b>		\$110,000.00
	<b>Admin -1410</b>			<b>Admin – 1410</b>		
	Management Fees		\$304,317.00	Management Fees		\$304,317.00
	<b>Audit - 1480</b>	1	\$2,000.00	<b>Audit - 1480</b>	1	\$2,000.00
	<b>Fees &amp; Costs 1480</b>			<b>Fees &amp; Costs 1480</b>		
	A&E Fees and Advertising (AL 49 – 2)		\$0.00	A&E Fees and Advertising (AL 49 – 3)		\$22,000.00
	<b>Dwelling Structures 1480</b>			<b>Dwelling Structures 1460</b>		
	Gutting Units	38	\$105,600.00	Gutting Units (18 at Carver and 18 at Emma Sansom)	36	\$105,600.00
	<b>Force Account</b> Renovation of 38 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> )	38	\$2,443,062.00	<b>Force Account</b> Renovation of 36 units (18 at Carver and 19 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> )	36	\$2,332,262.00
	Subtotal of Estimated Cost		\$2,964,979.00	Subtotal of Estimated Cost		\$2,876,179.00

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2026			Work Statement for Year: <u>3</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
See	<b>Colley Homes</b> AL 49-1 Cont.			<b>Carver Village</b> AL 49-2 and <b>Emma Sansom</b> 49-3 Cont.		
Annual Statement				Renovation of Office and Community Center AL 49-2		\$90,000.00
	<b>Site Improvement 1480</b>			<b>Site Improvement 1480</b>		
	Dirt for fill in around buildings & seed	38	\$35,000.00	Dirt for fill in around buildings & seed (18 at Carver and 18 at Emma Sansom)	36	\$35,000.00
	Repair sidewalks & porches	38	\$12,000.00	Repair sidewalks & porches (18 at Carver and 18 at Emma Sansom)	36	\$12,000.00
	<b>Relocation 1480</b>	38	\$31,200.00	<b>Relocation Costs 1480</b> (18 at Carver and 18 at Emma Sansom)	36	\$30,000.00
	Subtotal of Estimated Cost		\$3,043,179.00	Subtotal of Estimated Cost		\$3,043,179.00

<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>2028</u>			Work Statement for Year: <u>5</u> FFY <u>2029</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>Emma Sansom Homes 49-3</b>			<b>Emma Sansom Homes 49-3</b>		
Annual						
<b>Statement</b>	<b>Operations - 1406</b>		\$110,000.00	<b>Operations- 1406</b>		\$110,000.00
	<b>Admin - 1410</b>			<b>Admin - 1410</b>		
	Management Fees		\$304,317.00	Management Fees		\$304,317.00
	<b>Audit - 1480</b>	1	\$2,000.00	<b>Audit - 1480</b>	1	\$2,000.00
	<b>Fees and Costs 1480</b>			<b>Fees and Costs 1480</b>		
	Advertising/A&E Fees		\$0.00	Advertising		\$0.00
	<b>Dwelling Structures 1480</b>			<b>Dwelling Structures 1480</b>		
	Gutting Units	38	\$105,600.00	Gutting of units	38	\$105,600.00
	<b>Force Account</b> Renovation of 38 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> )	38	\$2,443,062.00	<b>Forced Account</b> Renovation of 38 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> )	38	\$2,443,062.00
	Subtotal of Estimated Cost		\$2,964,979.00	Subtotal of Estimated Cost		\$2,964,979.00

<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>2028</u>			Work Statement for Year: <u>5</u> FFY <u>2029</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 Statement</b>						
	<b>Site Improvement 1480</b>			<b>Site Improvements 1480</b>		
	Dirt for fill in around buildings & seed	38	\$35,000.00	Dirt for fill in around buildings & seed	38	\$35,000.00
	Repair sidewalks & porches	38	\$12,000.00	Repair sidewalks & porches	38	\$12,000.00
	<b>Relocation Costs 1480</b>	38	\$31,200.00	<b>Relocation Cost 1480</b>	38	\$31,200.00
	Subtotal of Estimated Cost		\$3,043,179.00	Subtotal of Estimated Cost		\$3,043,179.00