

MEMO

Date: June 11, 2021

To: HACB Board of Commissioners

From: Jerry Martin, Modernization Coordinator

Subject: Public Housing - Capital Fund Status Report

Capital Fund 501-18, Funding Amount \$817,783

This Capital Fund is 99% obligated and 99% expended. Projects Include:

- **ACM Tile Replacement** – All concrete-block units – ongoing, seven (7) units have been completed to date using these Capital Fund monies.
- **Five-year Environmental Review** – All Public Housing Units, perform required CFR 24 Part 58 Environmental Review of improvement and maintenance projects planned for the next five-year period, reviews have been submitted to HUD. Project Complete
- **Sewer Service Line Investigation and Replacements** – Gridley and Biggs CMU units (43-01A, 01B, 04, 02A, 02B), Project complete.
- **HVAC Replacements** – 43-03, Replace three (3) package HVAC units. Project complete.
- **Unit Appliance Replacements/Upgrades** – Countywide, refrigerator replacement project, replace 124 refrigerators which have reached the end of their useful life. Project is complete.
- **Resurfacing of Roadways** – Rhodes Terrace, Shelton Oaks (43-13), Winston Gardens (43-10), Gardella (43-14), Hammon Park, Oro Dam Blvd (43-15), Project is complete.
- **Site Upgrade, Landscaping and Accessibility Work** – Landscape upgrades, tree trimming and miscellaneous improvements addressed in DAC report, complete.

Capital Fund 501-19, Funding Amount \$812,881

This Capital Fund is 33% obligated and 33% expended. Projects Include:

- **ACM Tile Replacement** – All concrete-block units – ongoing, thirteen (13) units have been completed to date under this Capital Fund.
- **Five-year Environmental Review** – All Public Housing Units, perform required CFR 24 Part 58 Environmental Review of improvement and maintenance projects planned for the next five-year period, reviews have been submitted to HUD for review. Project Complete
- **Bathroom Tub/Shower Remodel** – Select concrete block units, in planning.
- **Kitchen Remodel** – Select units, in planning.
- **Energy Conservation Work** – Electrical fixture replacements, countywide, in planning.
- **Unit Appliance Replacements/Upgrades** – Countywide, in planning.

- **Site Upgrade, Landscaping and Accessibility Work** – Landscape upgrades, tree trimming, and miscellaneous improvements addressed in DAC report, in planning.
- **ADA Unit Accessibility Work** – Winston Gardens (43-10), three units to be upgraded to full accessibility standards, in planning.
- **HVAC Replacements –Biggs (43-2A)** Replace Five (5) failing package HVAC units, Construction Complete.
- **Sewer Service Line Replacements** – select Gridley and Biggs CMU units (43-01A, 01B, 04, 02A, 02B, 03), in planning.
- **Landscape Upgrades** – Landscape replacement, Shelton Oaks, Rhodes Terrace 43-13, project currently out to Public Bid. Project value engineering underway.
- **Landscape Upgrades** – Individual Water Meter replacement for Gridley Units (43-1A, 1B 04), in planning.
- **Window and Door Security Screen Improvements** – 115 Nelson Avenue Community Room & Maintenance Shop, Installation of window and door security screens to prevent vandalism. Project Complete.

Capital Fund 501-20, Funding Amount \$875,339

This Capital Fund is 20% obligated and 10% expended

- **ACM Tile Replacement** – All concrete-block units – ongoing
- **Bathroom Tub/Shower Remodel** – Select concrete block units, in planning.
- **Kitchen Remodel** – Select units, in planning.
- **Energy Conservation Work** – Electrical fixture replacements, countywide, in planning.
- **Energy Conservation Work** – Building improvements, countywide, in planning.
- **Unit Appliance Replacements/Upgrades** – Countywide, in planning.
- **Site Upgrade, Landscaping and Accessibility Work** – Landscape upgrades, tree trimming, and miscellaneous improvements addressed in DAC report, in planning.
- **HVAC Replacements** – Replace select failing package HVAC units, in planning.
- **Water Heater Replacement Project**– Countywide, replace water heaters which have reached the end of their useful life, in planning
- **Landscape Upgrades** – Landscape replacement, Shelton Oaks, Rhodes Terrace 43-13, project landscape design work underway. Project bidding complete. Project value engineering underway.
- **Landscape Upgrades** – Individual Water Meter replacement for Gridley Units (43-1A, 1B 04), in planning.
- **Roof Replacements** – Select Units. Replace aging and failing roofing systems fascia, soffit, gutters and downspouts, in planning.
- **Window and Door Improvements** – Concrete Block Units (Select: Gridley, Biggs, and Chico), replace failing existing windows and door systems, in planning.
- **Exterior Paint** – Select, Concrete Block Units, in planning
- **Exterior Paint and Stucco Repair** – Winston Gardens (43-10), in planning.
- **Site Security Improvements** – Select common areas and buildings, sites impacted by increases in crime vandalism or tenant safety concerns, in planning.

- **Site Fencing** – Select Units, replacement and installation of premier and unit demising fencing systems, in planning.

Capital Fund 501-21, Funding Amount \$913,365

Disbursement of this Capital Fund pending HUD approval.

- Annual Contribution Contract Amendment for grant has been submitted and accepted by HUD.
- Required Resident Advisory Board, public meeting was held on 5-11-2021.
- 2021-2025, Capital Fund 5 Year Action Plan creation process underway. HACB Board of Commissioners final approval scheduled for July 2021

Capital Fund 501-19, Safety and Security Grant Funding Amount \$56,058.00

Funding was secured for replacement of Carbon Monoxide Detectors in all Public Housing units. Disbursement of this Capital Fund pending HUD approval.

- Annual Contribution Contract Amendment for grant has been submitted and accepted by HUD.
- Required Resident Advisory Board, public meeting was held on 5-11-2021.
- 2021-2025, Capital Fund 5 Year Action Plan creation process underway. HACB Board of Commissioners final approval scheduled for July 2021

Capital Fund Program - Summary by Capital Fund Project

Cash Available as of 6-11-2021

Capital Funds 501-18, 501-19 and 501-20

			501-18 (Revision #1, 10-30-2018)				501-19				501-20				Totals		
			Original	Revised	Obligated	Expended	Original	Revised	Obligated	Expended	Original	Revised	Obligated	Expended	Orig/Revised	Expended	Balance
Line No.	Summary by Development Account																
	Total Non-CGP Funds																
1	100	Reserved Budget	\$9,226	\$0			\$4,455								4,455	0	4,455
2	1406	Operations (20%)	\$27,875	\$0			\$28,811			90,000		90,000	90,000		118,811	90,000	28,811
3	1408	Management Improvements	\$2,000	\$0			\$2,000			2,000					4,000	0	4,000
4	1410	Administration (10%)	\$80,855	\$81,778	\$81,778	\$81,778	\$80,842		\$80,842	\$79,902	87,533		87,533	0	250,153	161,680	88,473
5	1480	Audit	\$2,000	\$0			\$2,000			2,000					4,000	0	4,000
7	1480	Fees and Costs	\$55,120	\$119,303	\$114,553	\$104,291	\$75,120		\$37,234	\$32,347	90,000				284,423	136,637	147,785
14	1480	General Capital Fund Activity: Site Improvement, Dwelling Structures, Dwelling Equipment	\$637,207	\$616,702	\$620,856	\$620,856	\$616,153		\$154,123	\$154,123	600,306				1,833,161	774,979	1,058,182
17	1480	Relocation Costs	\$3,500	\$0			\$3,500				3,500				7,000	0	7,000
16	1492	Move to Work Demonstration													0	0	0
18	1501	Moving To Work Demonstration													0	0	0
19	1503	Collator Exp/Debt Srvc													0	0	0
20	1504	RAD-CFP													0	0	0
21	9000	RAD Investment Activity													0	0	0
22	9001	Debt Reserves													0	0	0
23	9002	Bond Debt Obligation													0	0	0
24	9900	Post Audit Adjustment													0	0	0
			\$817,783	\$817,783.00	\$817,187	\$806,925	\$812,881	\$0	\$272,199	\$266,372	875,339	0	177,533	90,000	2,506,003	1,163,297	1,342,706
					99.9%	98.7%				33.5%	32.8%			20.3%	10.3%		