



# Yolo County Housing

**Lisa A. Baker, Executive Director**

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## BOARD OF COMMISSIONERS

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DATE: March 11, 2010  
TO: YCH Board of Commissioners  
FROM: Lisa A. Baker, Executive Director  
PREPARED BY: Fred Ichtertz, Facilities Administrator  
SUBJECT: Review and Approve Resolution amending the American Recovery and Reinvestment Act (ARRA) Capital Fund Formula Grant Plan and Authorizing Executive Director to Execute all Requirements and Documents related to Implementation.

### RECOMMENDED ACTIONS

That the Board of Commissioners;

1. Review and Approve resolution amending the American Recovery and Reinvestment Act (ARRA) Capital Fund Formula Grant Plan, and
2. Authorize the Executive Director to execute all requirements and required documents related to the award and implementation

### BACKGROUND / DISCUSSION

In March of 2009, YCH received \$1,267,022 in American Recovery and Reinvestment Act (ARRA) Capital Fund Grant funding. These funds are to be used for YCH public housing dwelling improvements and administration costs associated with the grant. Out of the \$1,267,022 grant amount, \$1,161,694 is currently earmarked for dwelling improvements.

ARRA dwelling improvements are planned at the Esparto, Knights Landing, West Sacramento, Winters, Woodland and Yolo housing complexes and include:

- Replacement of existing aluminum framed single glazed windows with new vinyl framed dual glazed windows at 10 of 12 housing complexes for a total of 329 of YCH 431 public housing units. Two complexes, El Rio Villa II Winters, with 26 housing units and Las Casitas West Sacramento, with 76 housing units currently have dual glazed windows.
- Replacement of 20 of 60 HVAC units with a more energy efficient unit at the Yolano housing complex in Woodland. Current HVAC units were installed in the early 1990's and are very inefficient. This is the first phase, with the remaining HVAC units to be upgraded either in upcoming Capital Fund years or through an Energy Performance Contract.

Bid opening was held on March 1, 2010 and after review of all received bids the lowest responsive, responsible bid was in the amount of \$848,010, leaving an ARRA fund balance in the amount of \$313,684.

Staff has also found that, while construction costs are down from expected costs, due to age and type of dwelling structures and additional requirements imposed by the ARRA legislation, there are additional costs related to the project in the areas of project administration and architect and engineering fees.

Because bids came in substantially under original expectations, YCH now has funding to replace hot water heaters, and refrigerators with new Energy Star appliances. In many cases, these appliances are more than 10 – 15 years of age and have reached the end of their anticipated life expectancy.

In order to both better meet the needs of project administration costs and A&E costs, as well as to prevent recapture of these ARRA funds by HUD on March 17, 2010, staff is recommending that additional capital fund items from other capital fund years be moved into the ARRA Grant, and that an adjustment be made to current budget line item amounts within the current ARRA Grant in order to obligate the remaining amount of funding. Staff has been in contact with HUD San Francisco with the proposed changes and HUD staff has agreed that there are no issues with the proposed line item adjustments and proposed expenditures.

Staff is recommending that Budget Line Items 1410 – Administration and 1430 – Fees and Cost be adjusted upwards. In addition, staff is recommending that the remaining ARRA balance of \$262,310 be spread amongst the following Budget Line Items, 1460 - Dwelling Structures for the purchase of Energy Star water heaters and 1465 – Dwelling Equipment for purchase of Energy Star refrigerators. Proposed Revisions are as follows:

Line item	Description	Approved Amount	Revised Amount
1410	Administration	\$35,328	\$126,702
1430	Project Fees	\$70,000	\$113,310
1460	Dwelling Structures Contract Award + Energy Star Water Heaters	\$1,161,694	\$928,010
1465	Dwelling Equipment EnergyStar Refrigerators	\$0	\$99,000
Total		\$1,267,022	\$1,267,022

**FISCAL IMPACT**

None. Failure to make changes in current budgeting could result in funding shortfalls in project administration and A&E costs and result in recapture of funds in the amount of \$313,684.

**CONCLUSION**

Staff recommends that the Board amend by resolution the American Recovery and Reinvestment Act (ARRA) Capital Fund Formula Grant and authorize the Executive Director to execute all program requirements and required documents related to the award.

Attachment: Resolution

**YOLO COUNTY HOUSING**

**RESOLUTION NO. \_\_\_\_\_**

(Resolution Amending American Recovery and Reinvestment Act (ARRA)  
Capital Fund)

**WHEREAS**, the Department of Housing and Urban Development (HUD) has transmitted to Yolo County Housing a notice regarding the American Recovery and Reinvestment Act (ARRA) Capital Fund formula grant; and

**WHEREAS**, the YCH is required to accept and execute an ACC Amendment, ARRA Capital Fund Annual Statements Part I and Part II for the ARRA grant awarded by HUD; and

**WHEREAS**, the YCH has abided by the regulations related to these funds, including increased reporting requirements, obligation and expenditure dates.

**WHEREAS**, the YCH has determined the need to amend the ARRA Capital Fund Annual Statement to obligate additional remaining ARRA funds.

**NOW, THEREFORE, BE IT RESOLVED, ORDERED AND FOUND** by the Board of Commissioners of the Housing Authority of the County of Yolo, California that:

1. The foregoing recitals are true and correct.
2. The Board of Commissioners hereby amends the American Recovery and Reinvestment Act (ARRA) Capital Fund formula grant to obligate additional remaining ARRA funds in the following amounts:
  - a. 1410 Administration, from \$35,328 to \$126,702
  - b. 1430 Project Fees, from \$70,000 to \$113,310
  - c. 1460 Dwelling Structures, from \$1,161,694 to \$928,010
  - d. 1465 Dwelling Equipment, from \$0 to \$99,000
3. The Board of Commissioners authorizes the Executive Director to execute all program requirements and documents related to this amendment.

**EFFECTIVE DATES:** This Resolution shall take effect from and after the date of its adoption.

**PASSED AND ADOPTED**, by the Board of Commissioners of the Housing Authority of the County of Yolo, County of Yolo, State of California, this 11<sup>th</sup> day of March 2010, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Matt Rexroad, Chair  
Board of Commissioners of the  
Housing Authority of the County of Yolo

Approved as to Form:

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Sonia Cortés, Agency Counsel

Attest:

Clerk of the Board,  
Board of Commissioners of the  
Housing Authority of the County of Yolo

By \_\_\_\_\_  
Deputy