

Yolo County Housing Yolo County, California

March 19, 2015

MINUTES

The Yolo County Housing met on the 19th day of March, 2015, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 2:00 p.m.

Present: Cecilia Aguiar-Curry; Mark Johannessen; Tom Stallard; Jennifer Wienecke-Friedman

Absent: Helen Thomson; Karen Vanderford

Staff Present: Lisa Baker, CEO

Sonia Cortés, Agency Counsel

Janis Holt, General Services Director

Julie Dachtler, Clerk

Attendees: Robb Davis, City of Davis, Alternate

CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.

Minute Order No. 15-15: Approved agenda as submitted.

MOTION: Wienecke-Friedman. SECOND: Johannessen. AYES: Aguiar-Curry, Davis, Johannessen, Wienecke-Friedman. ABSENT: Stallard, Thomson, Vanderford.

3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

PRESENTATIONS

4. Presentation, Certification as Specialist of Public Housing Occupancy for Housing Specialist II, Jamie Choi

General Services Director Janis Holt presented the Certification.

5. Presentation of the 2015 Calendar and Annual Report

General Services Director Janis Holt presented the 2015 Calendar and Annual Report.

PUBLIC HEARING

6. Public Hearing Adopting Resolution Approving the Proposed Five Year Agency Plan and 2015 Annual Plan and Authorize Submission to the U.S. Department of Housing and Urban Development (Holt, Ichtertz, Chaudry and Jimenez-Perez)

Minute Order No. 15-16: Held a public hearing and approved recommended action by **Resolution No. 15-02.**

MOTION: Stallard. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Davis, Johannessen, Stallard, Wienecke-Friedman. ABSENT: Thomson, Vanderford.

CONSENT AGENDA

Minute Order No. 15-17: Approved Consent Agenda Item Nos. 7-10, which included an amendment to Agenda Item No. 9 to increase the leadership training budget for the CEO from \$2500 spread over a two-year period to \$3000 per year.

MOTION: Stallard. SECOND: Johannessen. AYES: Aguiar-Curry, Davis, Johannessen, Stallard, Wienecke-Friedman. ABSENT: Thomson, Vanderford.

7. Approval of the Minutes for the Meeting of February 19, 2015

Approved the minutes of February 19, 2015 on Consent.

8. Receive and File Update on Public Comments Regarding Shared Housing (Holt)

Approved recommended action on Consent.

9. Review and Approve Proposed Leadership Training Budget for CEO (Baker)

Approved increasing the leadership training budget for the CEO from \$2500 over a two-year period to \$3000 per year on Consent.

10. Receive and File Update on Financial and Management Reporting Improvements (Gillette)

Approved recommended action on Consent.

REGULAR AGENDA

11. Review and Approve YCH's Green Physical Needs Assessment (Ichtertz and Holt)

Minute Order No. 15-18: Approved recommended action.

MOTION: Wienecke-Friedman. SECOND: Stallard. AYES: Aguiar-Curry, Davis, Johannessen, Stallard, Wienecke-Friedman. ABSENT: Thomson, Vanderford.

12. Receive Verbal Report from CEO on Bridge to Housing

CEO Lisa Baker provided a verbal report on the Bridge to Housing noting they issued 44 vouchers and folks are actively looking for housing. Of them, 18 have submitted their proposed tenancy packets, with four of those under the brand new shared housing component the Commission recently authorized. Of those 18 landlord packets, 13 have been through the process, 12 have passed housing quality standards inspections and eight (8) leases are in progress and one check going out to the landlord. She explained how the remaining others were being housed as well. Tenant based rent assistance move-in costs with funding from West Sacramento through their HOME Program Income Funds really helped out. Kudos to the West Sacramento landowners who really stepped up, with some even waiving the security deposit to support this population. She also noted that Yolo County was doing a recognition lunch for volunteers on March 24, 2015 in the Admin Building in Woodland. A report of this whole event is being worked on and will be provided to the Board in the near future. Finding a place where people can keep their community seems to be very important component, so they are keeping that in mind.

13. Receive comments from CEO

CEO Lisa Baker gave a brief summary of the recent trip she took to Washington DC.

14. Receive comments from Commissioners

Chair Aguiar-Curry thanked staff and Lisa Baker for assistance in helping to reach the goal of getting a proper bus stop in Winters in front of the El Rio Villas. Lisa responded that it is estimated to be completed by mid-April.

ADJOURNMENT

Next meeting is scheduled April 16, 2015 at 2:00 p.m.

Cecilia Aguiar-Curry, Chair
Yolo County Housing

Julie Dachtler, Clerk
Yolo County Housing

YOLO COUNTY HOUSING

AGENDA

REGULAR MEETING

March 19, 2015

2:00 p.m.



YOLO COUNTY HOUSING
HOUSING COMMISSION

CECILIA AGUIAR-CURRY
ROBB DAVIS
MARK JOHANNESSEN
TOM STALLARD
HELEN MACLEOD THOMSON
JENNIFER WIENECKE-FRIEDMAN
KAREN VANDERFORD

BOARD OF SUPERVISORS CHAMBERS
625 COURT STREET, ROOM 206
WOODLAND, CALIFORNIA 95695

LISA A. BAKER
CHIEF EXECUTIVE OFFICER

SONIA CORTES
AGENCY COUNSEL

Reminder: Please turn off cell phones.

CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.
3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

PRESENTATIONS

4. Presentation, Certification as Specialist of Public Housing Occupancy for Housing Specialist II, Jamie Choi
5. Presentation of the 2015 Calendar and Annual Report

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8. Receive and File Update on Public Comments Regarding Shared Housing (Holt)
9. Review and Approve Proposed Leadership Training Budget for CEO (Baker)
10. Receive and File Update on Financial and Management Reporting Improvements (Gillette)

REGULAR AGENDA

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12. Receive Verbal Report from CEO on Bridge to Housing

13. Receive comments from CEO
14. Receive comments from Commissioners

ADJOURNMENT

Next meeting is scheduled April 16, 2015 at 2:00 p.m.

I declare under penalty of perjury that the foregoing agenda was posted March 13, 2015 by 5:00 p.m. at the following places:

- On the bulletin board at the east entrance of the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board outside the Board of Supervisors Chambers, Room 206 in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board of Yolo County Housing, 147 West Main Street, Woodland, California.

I declare under penalty of perjury that the foregoing agenda will be posted no later than March 16, 2015 by 2:00 p.m. as follows:

- On the Yolo County website: www.yolocounty.org.

Julie Dachtler, Clerk
Yolo County Housing

NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Clerk of the Board for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact the Clerk of the Board as soon as possible and at least 24 hours prior to the meeting. The Clerk of the Board may be reached at (530) 666-8195 or at the following address:

Clerk of the Yolo County Housing Board
625 Court Street, Room 204
Woodland, CA 95695

Yolo County Housing
Yolo County, California

Meeting Date: March 19, 2015

To: County Counsel ✓
Yolo County Housing ✓

6.

Public Hearing Adopting Resolution Approving the Proposed Five Year Agency Plan and 2015 Annual Plan and Authorize Submission to the U.S. Department of Housing and Urban Development (Holt, Ichtertz, Chaudry and jimenez-Perez)

Minute Order No. 15-16: Held a public hearing and approved recommended action by
Resolution No. 15-02.

MOTION: Stallard. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Davis, Johannessen, Stallard, Wienecke-Friedman. ABSENT: Thomson, Vanderford.



Yolo County Housing

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: March 19, 2015
TO: YCH Housing Commission
FROM: Lisa A. Baker, CEO
PREPARED BY: Janis Holt, General Director

SUBJECT: Public Hearing Adopting Resolution Approving the Proposed Five Year Plan and FY 2015 Annual Plan and Authorize Submission to the U.S. Department of Housing and Urban Development.

RECOMMENDED ACTION:

That the Housing Commission:

- a) Hold public hearing to solicit public comment regarding the proposed Agency Plan and Annual Plan; and
- b) After public testimony, comments and any changes, adopt the Five-Year Agency Plan and FY 2015 Annual Plan, approve the required HUD Resolution and authorize submission to HUD.

BACKGROUND / DISCUSSION

As part of its requirements to HUD, Yolo County Housing is required to have an adopted Five Year Agency Plan regarding its Housing Choice Voucher and Public Housing Programs. Annually, the Agency must review its Five-Year Plan and adopt an Annual Plan regarding how it will handle its Admissions, Occupancy, Residency and Capital Fund Plan.

As part of the Plan process, YCH created a draft plan and circulated it for a 45-day comment period to the public and stakeholders. The draft Plan was also presented to the Residency Advisory Board (RAB). A Public Notice was published and the comment period began on January 28, 2015 and ended on March 18, 2015.

Residency Advisory Board

The RAB held one (1) meeting to review the Plan on February 25, 2015. Members received presentations from each department including Finance, Administration, Facilities, Public Housing and Housing Assistance (Vouchers). Members were very

interested in plans for alternative energy resources through the installation of 900+ kilowatts of solar capacity and the installation of meters for water conservation and control at public housing campuses. They were engaged in learning about self-sufficiency programs and opportunities for training and community involvement. Members expressed interest in implementing on-site recycling programs to fund community projects and expanding the pet policy to allow dogs. RAB members were supportive of the agency's plan to expand affordable housing to underserved markets highlighted by the agency's partnership with ADMH in the development of housing in Woodland and the Bridge to Housing PILOT program in West Sacramento.

Public Comment

YCH received one public comment from staff regarding the assignment of points to local preferences on the wait list that were adopted in the Administrative Plan and recommending that YCH should align the Admissions and Continued Occupancy Plan (ACOP) with the Administrative Plan in regards to local preferences and assignment of points. Staff will review the feasibility and bring forward those results to the Commission for consideration at a later date.

FISCAL IMPACT

Submission and approval of the Plan is the basis for receipt of federal funds from HUD.

CONCLUSION

The YCH Annual and Five Year Plan is updated each year. The proposed YCH Five Year Plan extends from 2015 through 2019. Staff recommends the adoption of the Five Year Plan and the 2015 Annual Plan and the Plan's submittal to the Department of Housing and Urban Development. The Agency 5-Year Plan may be amended at any time during the five year period.

Attachments: Resolution
Draft Agency and Annual Plan

YOLO COUNTY HOUSING
RESOLUTION NO. 15- 02

(Resolution to Authorize the Chief Executive Officer to Implement 2015 Agency Plan)

WHEREAS, the Housing Authority of the County of Yolo ("YCH") is required to update its Agency and Annual plan; and

WHEREAS, the Agency and Annual Plan must be submitted 75 days before the end of the budget cycle; and

WHEREAS, the approved updated Agency Plan must be submitted to HUD by the 17th of April 2015 in order to be in program compliance; and

WHEREAS, submission and approval of this resolution is the basis for receipt of federal funds from HUD;

NOW, THEREFORE, BE IT RESOLVED, ORDERED AND FOUND by the Housing Commission of the Housing Authority of the County of Yolo, as follows:

1. The foregoing recitals are true and correct.
2. The Housing Commission hereby approves that the Housing Authority of the County of Yolo submit an updated agency plan to the U.S. Department of Housing and Urban Development.
3. The Housing Commission hereby authorizes the Chief Executive Officer on behalf of the Housing Authority of the County of Yolo, to execute any and all agreements necessary to carry out this transaction.

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

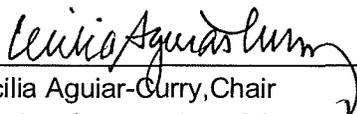
PASSED AND ADOPTED, by the Housing Commission of the Housing Authority of the County of Yolo, State of California, this 19th day of March, 2015 by the following vote:

AYES: Aguiar-Curry, Davis, Johannessen, Stallard, Wienecke-Friedman.

NOES: None.

ABSTAIN: None.

ABSENT: Thomson, Vanderford.



Cecilia Aguiar-Curry, Chair
Housing Commission of the
Housing Authority of the County of Yolo

Approved as to Form:

By *Sonia Cortes*
Sonia Cortes, Agency Counsel

Attest:

Julie Dachtler, Agency Clerk
Housing Commission of the
Housing Authority of the County of Yolo

By *Julie Dachtler*



YOLO COUNTY HOUSING

FY2015-FY2019 FIVE-YEAR AGENCY PLAN AND FY2015 ANNUAL UPDATE

SECTION 5.0 THROUGH 10.0

TABLE OF CONTENTS

5.0 Five-Year Plan

Introduction	1
5.1 Mission Statement	2
5.2 Goals and Objectives	3

6.0 PHA Plan Update

(a.) Plan Elements Revised Since Previous Submission	5
(b.) Location of Annual Update for Review	7
1. Eligibility, Selection and Admissions Policies	7
2. Financial Resources	15
3. Rent Determination Policies	15
4. Operations and Management Policies	16
5. Grievance Procedures	17
6. Designated Housing for Elderly and Disabled Families	18
7. Community Service and Self-Sufficiency	18
8. Safety and Crime Prevention	22
9. Pets	22
10. Civil Rights Certifications	22
11. Fiscal Year Audit	22
12. Asset Management	22
13. Violence Against Women Act	23

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a)	Hope VI or Mixed Finance Modernization or Development	23
(b)	Demolition and/or Disposition	23
(c)	Conversion of Public Housing	24
(d)	Homeownership	24
(e)	Project-based Vouchers	24

8.0 Capital Improvements

8.1	FY2015 Capital Fund Annual Statement and Five-Year Plan	24
8.2	Capital Fund Performance and Evaluation Reports	24
8.3	Capital Fund Financing Program	24

9.0 Housing Needs

9.1	Strategies for Addressing Needs	27
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10.0 Other Information

(a)	Progress in Meeting Goals and Objectives	30
(b)	Substantial Deviation and Significant Amendment	35
(c)	Memorandum of Agreement	37
(d)	Resident Advisory Board Comments	38
(e)	Challenged Elements	41
(f)	Off-Line Units	41

5.0 Five-Year Plan

Yolo County Housing is dedicated to providing quality affordable housing and community development services to all persons within its service area. Yolo County Housing was first created in 1950. Its primary programs are funded by the United States Department of Housing and Urban Development (HUD) and through the State of California (OMS and HCD). The Housing Authority and its allied organizations provide assistance to approximately 2,076 households. Housing assistance is provided throughout the region and can be found in Woodland, West Sacramento, Davis, Winters, Esparto, Yolo, Knight's Landing, Dunnigan, Madison and in Dixon (Solano County).

YCH provides year-round rental assistance through low cost housing that it owns and manages, as well as through housing that it owns in partnership. It also provides assistance through its Section 8 Housing Choice Voucher program, its Project-Based Voucher program and through its Section 8 Homeownership program. Additional units are available as well as through housing programs provided by its non-profit subsidiary, New Hope Community Development Corporation.

YCH also provides decent and safe temporary housing to migrant farmworker families during the County's growing season. The City operates two centers in Yolo County. In addition, the YCH also provides staff and services to the Dixon Housing Authority and manages its Dixon Migrant Center.

YCH provides space that is used by a number of local City, County, University and non-profit organizations to provide after-school and educational programs for youth, as well as senior meal programs and classes to City and County residents regardless of whether or not they receive other services through YCH.

Bridge to Housing Project

YCH, along with the City of West Sacramento and the County of Yolo, is currently engaged in the Bridge to Housing Pilot Project in West Sacramento. This project is a time and population limited pilot designed to test a Housing First model for chronically homeless individuals living on the Sacramento River in West Sacramento.

The most recent homeless census (conducted in January 2013) identified 474 people experiencing homelessness in Yolo on a single night. At the time of the census, the City of West Sacramento had the second highest homeless population, with 165 homeless individuals identified as living in West Sacramento. The 2013 Homeless Census also found that the majority of Yolo's unsheltered homeless population is located in West Sacramento. At the time of the Count, 126 of the 191 people who were identified as being unsheltered lived in West Sacramento.

The riverbank has long been a popular area for people experiencing homelessness, especially along what is referred to as the North Levee (which includes publicly and privately owned parcels north of the Broderick Boat Ramp). The North Levee area had an established community of approximately 71 people experiencing homelessness, along with 47 dogs and 22 cats. Members of this homeless community have lived there, without trash service or running water, for an average of 4.5 years, with some members homeless there for 20 years or more.

The City of West Sacramento had worked previously to clear the area of homeless encampments on several occasions; however, without other alternatives, the homeless continued to return to the site after each instance.

It was time for something different. The West Sacramento Police Department reached out to representatives of public, private and faith-based agencies to think about a different and more effective way to work with the North Levee homeless encampment. The result is the Bridge to Housing Pilot Project, a time- and population-limited project designed to test a “Housing First” model for Yolo County. It consists of the following components:

- **Initial Outreach:** In September and October, United Christian Centers took the lead on outreach with residents and have completed three assessments to identify participants in the program.
- **Neighborhood Clean Up Day** (November 8, 2014) – Requested by the homeless residents as a way to give back to the community for its assistance. The cleanup effort was organized by United Christian Centers, and has received donations from Waste Management, Ethan Conrad Properties and Home Depot. YCH staff participated as volunteers along with many others. Fifteen tons of trash was collected.
- **Moving Day!** (November 12, 2014) – Participating members moved to temporary housing at the Old Town Inn in West Sacramento. Prior to the move, there were opportunities for pet washing and health care, public health and mental health assessments, laundry, food and legal assistance, as well as transportation to the motel. The motel is master leased and managed by YCH.
- **Triage, Assessment and Application** – During the 90 to 120 day stay at the motel, residents have been receiving assistance in applying for any benefits for which they may be eligible, including job training and assistance, chemical dependency, health insurance, disability benefits, counseling and other services. In addition, they will apply for any available permanent housing programs for which they may be eligible.
- **Placement in Permanent Housing** – Includes ongoing and, in some cases, intensive case management to help them succeed in their new housing.

- **Current Outcomes** The program ends at the close of February 2015. As of January 22, 2015,
 - 100% of participants had been assessed and assigned case management,
 - 69% had either secured identification or had pending applications,
 - 81% had secured health insurance, while 10% had pending applications,
 - 57% are now enrolled in CalFresh,
 - 100% had applied for housing assistance and 2 persons received Housing Vouchers by the 3rd week of January,
 - 20 persons are currently interested in enrolling in construction apprenticeship programs,
 - 6 have received SSI and another 14 having pending applications. If all applications are approved, 34% of the participants will have secured SSA/SSI.

5.1 Mission Statement

“Working together to provide quality affordable housing and community development services for all.”

5.2 Goals and Objectives

- Continue to analyze opportunities for operational cost savings as funding levels remain below normal.
- Complete renovations to public housing properties to meet accessibility requirements.
- Continue to increase the sustainability of the Agency’s portfolio by reducing energy usage using both simple and complex strategies.
- Maintain leasing rates, on-time collections and other benchmarks for on-going programs at a rate equal to or above generally accepted standards.
- Regain High Performer status under the Public Housing Assessment System (PHAS).
- Continue to train staff on Asset Management to ensure compliance with all new HUD regulations.

- Achieve and maintain a 98% lease-up in the budget year (combined between tenant-based Housing Choice Voucher (HCV) and project-based vouchers and includes either units or budget authority).
- Close an additional three (3) homes through the HCV Home Ownership Program in the coming year.
- Continue to achieve High Performer status on Section 8 Management Assessment (SEMAP) score.
- Maintain full enrollment in the Family Self-Sufficiency Program (FSS) to comply with HUD requirements.
- Continue to upgrade computer systems including servers, software, and memory capacity.
- Continue with customer satisfaction surveys; gather and interpret results; identify strengths and areas of needed improvement in YCH services. Move surveys to electronic systems.
- Install individual meters at apartments where there is currently no meter; sub-meter at apartments with master meters.
- Develop eco-friendly landscaping plan to reduce water usage as funds are available.
- Install and/or improve broadband access capability to reach all sites and offer inexpensive in-home broadband access to residents.
- Continue to deploy Facebook page to help distribute information to residents and applicants.
- Continue to enrich content on website to include better information, easier navigation and install access portals for customers – landlords, tenants, and participants.
- Move forward with additional elements of YCH’s “Welcome Home” strategy that are already outlined in the Plan, including development of a welcome packet for residents, participants, and landlords.
- Apply for additional funding including the Capital Fund Education and Training Community Facilities (CFCF) Program and Resident Opportunity

and Self-Sufficiency (ROSS) Service Coordinators Program as they become available.

- Complete software conversion to Tenmast's Winten 2+ system to enhance productivity and streamline operations.
- Expand CAST (Community Awareness and Safety Team) within the El Rio Villas community and expand to the Las Casitas/Riverbend public housing developments.
- Increase the speed with which past due accounts are collected.
- Continue to look at shared service arrangements, including offering grants management and other services to PHAs and other entities.

Added for 2015

- Install 900+ kilowatts of solar capacity by 2016.
- Continue with water restrictions as drought continues into fourth year.
- Work to remain compliant with ground water regulations and monitor water rights, as well as to implement new rules on Chromium 6 and replace outdated wells, principally at El Rio Villas public housing development.
- Construct Community Center at the Lemen Avenue property.
- Construct housing on land already owned by YCH in Esparto.
- Continue to work with New Hope CDC and Mercy in the development of 180 W. Beamer Street.
- Complete predevelopment and financing for the rehabilitation of Pacifico as "Symphony" in Davis.
- Focus on providing housing options to underserved markets including students, adult foster youth, homeless and veteran populations.

6.0 PHA Plan Update

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.**

Yolo County Housing has revised the following elements:

Goals and Objectives

Goals and Objectives have been updated by removing completed Goals and adding new Goals for the upcoming years.

Operations

While 2014 was slightly better than 2013 as far as funding was concerned, 2014 funding levels were still lower than normal. As part of YCH's ongoing effort to create the highest level of efficiency and effectiveness in service delivery and to maintain a balanced operational budget during these times of reduced revenues, the agency has restructured into two business divisions which include the General Services Division and the Financial Services Division.

The General Services Division consists of the Facilities Department, Housing Department, Client Services, Human resources and ADA/504 Coordination. The Financial Services Division consists of the Finance Department, Information Technology Department, Grants Management and Compliance, Emergency Services, Procurement and Contracts.

Financial Resources

The Financial Resources section has been revised to include the projected revenues for the Public Housing and Housing Choice Voucher Programs in FY2015.

Resident Services

The Resident Services section has been updated to include current information regarding resident programs.

Flat Rents

PIH Notice 2014-10 required PHAs across the nation to set their flat rents at a level of at least 80% of the local Fair Market Rent as published by HUD. Some PHAs were forced to raise their flat rents dramatically because they had not completed a market rental analysis in recent years. YCH was not affected by this requirement because the agency completes a market rental analysis on an annual basis and the flat rents were above the 80% threshold.

Policies

The following updates were made to the Administrative Plan during 2014:

Biennial Inspections – Allows the agency to complete inspections on high performing properties on a biennial basis instead of once a year.

Utility Allowance – States that the utility allowance received will be based on the lower of the voucher size or size of the unit actually rented.

Site-based Waiting List – Allows applicants the opportunity to be placed on a site specific wait list.

Opened Wait List – Although the HCV wait list is currently closed, displaced families with a direct referral from a local government or code enforcement entity which can verify displacement can now be placed on the list.

Preferences – The above described preference will receive two points.

In addition, both the Administrative Plan and ACOP will be updated to meet the requirements of HUD's Equal Access Rule regarding program eligibility regardless of sexual orientation, gender identity or marital status. The definition of an "extremely low-income" family was updated in both plans.

Fiscal Year Audit

The Audit for the Fiscal Year ending 6/30/2013 has been completed and is included with the Agency Plan. The Audit for the Fiscal Year ending 6/30/2014 is in the process of being completed and will be included in the Plan once it has been finalized.

Capital Improvements

The Agency Plan includes a copy of the FY2015 Capital Fund Annual Statement and Five-Year Plan. Performance and Evaluation Reports for the FY2012, FY2013 and FY2014 Capital Funds are also included. The projections for the FY2015 CFP are based on the actual 2014 amount.

(b) Identify where the 5-Year and Annual Plan may be obtained by the public.

The FY2015-FY2019 Five-Year Agency Plan will be available for review during the 45-day Public Hearing Notice period at Yolo County Housing's Main Office which is located at 147 West Main Street in Woodland, California.

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

YCH's policies governing resident eligibility, selection, and admission including admissions preferences for both the Public Housing and Housing Choice Voucher Programs are described in this section. Unit assignment policies for public housing and wait list procedures for both programs are also described.

The Admissions and Continued Occupancy Policy (ACOP) covers the specific requirements for admission to the Public Housing Program. These requirements for the HCV Program are stated in the Administrative Plan. The information listed below highlights some of the main factors used in determining eligibility and admission to both programs and is not meant to be exhaustive. Both documents are on file at YCH's main office and on YCH's website and should be consulted for specific questions.

Public Housing – Admissions and Continued Occupancy Policy (ACOP)

Eligibility

To be eligible for the Public Housing Program an applicant family must:

- Qualify as a family as defined by HUD and YCH. A family, regardless of actual or perceived sexual orientation, gender identity, or marital status, may be a single person or group of persons. Family as defined by HUD includes a family with a child or children, two or more elderly or disabled persons living together, one or more elderly or disabled persons living with one or more live-in aides, or a single person. YCH has expanded this definition to include two or more individuals who are not related by blood, marriage, adoption, or other operation of law, but who either can demonstrate they have lived together previously or certify that each individual's income and other resources will be available to meet the needs of the family. **The definition of a family has been updated to meet the definition established at 24 CFR 5.403.**

- Have income at or below HUD-specified income limits. To be income-eligible, a family must be a low-income family. A low-income family is a family whose annual income does not exceed 80 percent of the median income for Yolo County, adjusted for family size.
- Qualify on the basis of citizenship or the eligible immigrant status of family members. Housing assistance is only available to individuals who are U.S. citizens, U.S. nationals, or noncitizens that have eligible immigration status. At least one family member must be a citizen, national or noncitizen with eligible immigration status in order for the family to qualify for any level of assistance.
- Provide social security number information for family members as required. Every family member must provide documentation of a valid Social Security Number (SSN) or a certification stating that no SSN has been issued.
- Consent to the YCH's collection and use of family information as provided in YCH-provided consent forms. HUD requires each adult family member, and the head of household, spouse, or cohead, regardless of age to sign form HUD-9886, Authorization for the Release of information/Privacy Act Notice, and other consent forms as needed to collect information relevant to the family's eligibility and level of assistance.

Denial of Admission

Even though a family may meet the eligibility requirements for the Public Housing Program, it does not mean that they will be housed. HUD requires YCH to deny assistance in the following cases:

- Any member of the household has been evicted from federally-assisted housing in the last three (3) years for drug-related criminal activity.
- YCH determines that any household member is currently engaged in the use of illegal drugs.
- YCH has reasonable cause to believe that any household member's current use or pattern of use of illegal drugs, or current

abuse or pattern of abuse of alcohol, may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.

- Any household member has ever been convicted of drug-related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing.
- Any household member that is subject to a lifetime registration requirement under a state sex offender registration program.

Selection

Any family that wishes to reside in public housing must apply for admission to the program. HUD permits YCH to determine the format and content of its applications, as well how such applications will be made available to interested families and how applications will be accepted by YCH.

YCH's application process will involve two phases:

The first is the "initial" application for admission (referred to as a preapplication). This phase is to determine the family's eligibility for public housing and placement on the waiting list.

The second phase is the "final determination of eligibility for admission" (referred to as the full application). The full application takes place when the family reaches the top of the waiting list. At that time YCH ensures that verification of all HUD and YCH eligibility factors is current in order to determine the family's eligibility for an offer of a suitable unit. Applicants are required to attend an application interview to discuss the family's circumstance in greater detail.

YCH maintains a site-based waiting list system with separate waiting lists for each of the following sites within the public housing inventory:

City of Woodland	CA044001 and 007
City of West Sacramento	CA044015, 017 and 028
City of Winters	CA044002, 008, 018 and 024
City of Yolo	CA044006
City of Knight's Landing	CA044005
City of Esparto	CA044004

Applicants will be placed on the appropriate site-based wait list(s) according to the size of unit required and by preference (see below). Date and time of application will be used to determine the sequence of the list among applicants requiring the same size unit and qualifying for the same preferences.

Preferences

YCH has the authority to establish local preferences and to give priority to serving families that meet those criteria. YCH has adopted the following local preferences:

Residency Preference: For families who live, work or have been hired to work in Yolo County.

Veteran Preference: Any citizen of the United States who served in the active military, naval or air services of the United States who received an honorable discharge or released from active duty under honorable conditions.

Working Preference: This preference is available for families with at least one member who is employed (or who are elderly/disabled).

Involuntary Displacement: Families who claim they are being or have been displaced due either to a natural disaster declared by the President of the United States; or displaced through no fault of their own, by governmental action.

Unit Offers

YCH must assign eligible applicants to dwelling units in accordance with a plan that is consistent with civil rights and nondiscrimination. YCH will maintain a record of units offered, including location, date and circumstances of each offer, each acceptance or rejection, including the reason for rejection.

YCH has adopted a “one offer plan” for offering units to applicants. Under this plan, the first qualified applicant in sequence on the waiting list will be made one offer of a unit of the appropriate size. If more than one unit of appropriate type and size is available, the first unit offered will be the first unit ready for occupancy.

Applicants must accept or refuse a unit offer within five business days of the date of the unit offer. When an applicant rejects a unit offer without good cause, the applicant’s name will be removed from the waiting list.

Housing Choice Voucher Program – Administrative Plan

YCH is responsible for ensuring that each individual and family admitted to the HCV program meets all program eligibility requirements. This includes any individual approved to join the family after the family has been admitted to the program. The family must provide any information needed by YCH to confirm eligibility and determine the level of assistance.

To be eligible for the HCV program, each applicant family must:

- Qualify as a family as defined by HUD and YCH. A family, regardless of actual or perceived sexual orientation, gender identity, or marital status, may be a single person or group of persons. Family as defined by HUD includes a family with a child or children, two or more elderly or disabled persons living together, one or more elderly or disabled persons living with one or more live-in aides, or a single person. YCH has the discretion to determine if any other group of persons qualifies as a family. **The definition of a family has been updated to meet the definition established at 24 CFR 5.403.**
- Have income at or below HUD specified income limits. To be income-eligible, a family must be a very low-income family or a low-income family which has been “continuously assisted” under the 1937 Housing Act. A very low-income family is a family whose annual income does not exceed 50 percent of the median income for Yolo County, adjusted for family size. A low-income family is a family whose annual income does not exceed 80 percent of the median income for Yolo County, adjusted for family size.
- Qualify on the basis of citizenship or the eligible immigrant status of family members. Housing assistance is only available to individuals who are U.S. citizens, U.S. nationals, or noncitizens that have eligible immigration status. At least one family member must be a citizen, national or noncitizen with eligible immigration status in order for the family to qualify for any level of assistance.
- Provide social security number information for all family members as required. Every family member must provide documentation of a valid Social Security Number (SSN) or a certification stating that no SSN has been issued.

- Consent to YCH's collection and use of family information as provided for in YCH-provided consent forms. HUD requires each adult family member, and the head of household, spouse, or cohead, regardless of age to sign form HUD-9886, Authorization for the Release of information/Privacy Act Notice, and other consent forms as needed to collect information relevant to the family's eligibility and level of assistance.
- YCH must determine that the current or past behavior of household members does not include activities that are prohibited by HUD or YCH.

Although an applicant may be eligible for the Housing Choice Voucher Program, it does not mean that they will be provided assistance. HUD requires YCH to deny assistance in the following cases:

- Any member of the household has been evicted from federally-assisted housing in the last three (3) years for drug-related criminal activity.
- YCH determines that any household member is currently engaged in the use of illegal drugs.
- YCH has reasonable cause to believe that any household member's current use or pattern of use of illegal drugs, or current abuse or pattern of abuse of alcohol, may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.
- Any household member has ever been convicted of drug-related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing.
- Any household member that is subject to a lifetime registration requirement under a state sex offender registration program.

If any household member is currently engaged in, or has engaged in any drug-related or violent criminal activity, within the last three years, the family will be denied admission.

HUD authorizes YCH to deny assistance based upon the family's previous behavior in assisted housing. YCH will deny assistance to an applicant family if:

- The family does not provide information that HUD or YCH determines is necessary to the administration of the program.
- The family does not provide complete and true information to YCH.

- Any public housing agency has terminated assistance under the program for any family member within the last three (3) years.
- Any family member has been evicted from federally assisted housing in the last three (3) years.
- Any family member has committed fraud, bribery, or any other corrupt or criminal act in connection with any other federal housing program.
- The family owes rent or other amounts to any public housing agency in connection with the HCV, Certificate, Moderate Rehabilitation, or public housing programs, unless the family repays the full amount of the debt prior to being selected from the waiting list.
- The family has breached the terms of a repayment agreement entered into with YCH, unless the family repays the full amount of the debt covered in the repayment agreement prior to being selected from the waiting list.
- A family member has engaged in or threatened violent or abusive behavior towards YCH personnel.

YCH is authorized to obtain criminal conviction records from law enforcement agencies to screen applicants for admission to the HCV program. This authority assists YCH in complying with HUD requirements and in-house policies to deny assistance to applicants who are engaging in or have engaged in certain criminal activities. In order to access these records, YCH requires each applicant household to submit a consent form signed by each adult household member.

When a family wishes to receive HCV assistance, the family must submit an application that provides YCH with the information needed to determine the family's eligibility. The application process involves two phases. The first phase involves placing the family on the waiting list. This process requires the family to declare any preferences to which they may be entitled and the family's income.

In the event two or more applicants with identical preferences are eligible for placement on the waiting list, their order of placement will be determined by the date and time of the application or by the order in which the family was randomly selected in the lottery process.

The second phase is the final determination of eligibility, which takes place when the family nears the top of the waiting list.

YCH is permitted to close the waiting list if it has an adequate pool of families to use its available HCV resources. YCH will close the waiting list when the estimated waiting period for housing assistance for the most current applicants on the list reaches 12 months. Before reopening the waiting list, YCH must publish a public notice stating that it will be reopened.

YCH has established the following preferences for admission to the HCV program:

- Applicants with special provisions, which includes tenants residing in units owned and or managed by YCH required to move due to special circumstances, and approved by the Chief Executive Officer.
- Yolo County residents. Applicants who live or work in Yolo County.
- Any citizen of the United States, who served in the military, naval, or air service of the United States who received an honorable discharge or was released from active duty under honorable conditions. This preference applies to the surviving spouses of veterans.
- HCV participants who have been terminated due to over-leasing or lack of federal funding.
- Families who have at least one adult employed and has been employed for at least six (6) months. Definition of employment includes receipt of unemployment benefits. This preference is automatically extended to elderly families and a family whose head of household or spouse is receiving income based on their permanent disability.
- Involuntarily displacement with a direct referral from a local government or code enforcement entity which can verify displacement.

All preferences, with the exception of involuntary displacement, are given a point value of one. Involuntary displacement receives two points. Points are cumulative and applicants with the highest point total are ranked highest on the list.

Once an applicant family has been selected from the waiting list, YCH will notify the family by first class mail. The family will be sent a packet of forms to be completed and returned by a specified date.

2. Financial Resources

The table below lists Yolo County Housing's anticipated financial resources, such as PHA Operating, Capital and other anticipated Federal resources available to the Agency, as well as tenant rents and other income available to support the Public Housing and Housing Choice Voucher Programs in Fiscal Year 2015.

Funding Source	Amount	Use
FY2015 PH Operating Fund	\$1,048,829	PH Operations
FY2015 Capital Fund Program	\$737,736	PH Modernization
FY2014 Capital Fund Program	\$719,423	PH Modernization
FY2013 Capital Fund Program	\$115,741	PH Modernization
Housing Choice Voucher Program	\$11,534,460	HCV Operations
HCV Administrative Fees	\$1,036,096	HCV Operations
Public Housing Dwelling Rent	\$1,690,550	PH Operations
Interest	\$1,725	PH/HCV Operations
Other Income	\$53,065	PH Operations
Total	\$16,937,625	

Note: The Capital Fund amounts for FY2013 and FY2014 are the unobligated amounts as of 12/31/2014. The FY2015 CFP amount is based on the actual FY2014 amount and may vary.

3. Rent Determination

Public Housing

A family's income determines eligibility for assistance and is also used to calculate the family's rent payment. The first step in calculating income-based rent is to determine each family's total tenant payment (TTP). Then, if the family is occupying a unit that has tenant-paid utilities, the utility allowance is subtracted from the TTP. The result of this calculation, if a positive number, is the tenant rent. If the TTP is less than the utility allowance, the result of this calculation is a negative number, and is called a utility reimbursement, which may be paid to the family or directly to the utility company by YCH.

HUD regulations specify the formula for calculating the total tenant payment (TTP) for a tenant family. TTP is the highest of the following amounts rounded to the nearest dollar.

- 30% of the family's monthly adjusted income

- 10% of the family's monthly gross income
- A minimum rent of \$25 which was established by approval of the FY2013 Agency Plan Annual Update.

As required, YCH also offers a Flat Rent which is designed to encourage self-sufficiency and to avoid creating disincentives for continued residency by families who are attempting to become economically self-sufficient. The flat rents are tied to the market rent and are updated on an annual basis. The flat rent schedule is available for review at YCH's main office.

Housing Choice Voucher

HUD regulations specify the formula for calculating the total tenant payment (TTP) for an assisted family. TTP is the highest of the following amounts, rounded to the nearest dollar:

- 30% of the family's monthly adjusted income
- 10% of the family's monthly gross income
- A minimum rent of \$25 which was established with the approval of the FY2013 Agency Plan Annual Update.

4. Operation and Management

YCH employs a staff of maintenance mechanics who provide general maintenance services at each YCH-owned and/or managed property to help ensure the units are well-maintained. If a resident needs an item repaired, they are asked to call the management office and place a work order. Once the work order is received, a maintenance mechanic will go to the unit to repair the item. If the need for repair was not caused by the resident, then YCH does not charge the resident. If the resident caused the repair, then they are charged according to the Maintenance Charge List on file at the office.

The Authority also has a preventative maintenance schedule in which items such as filters for the HVAC systems are changed out on a regular basis. The Authority also has an Integrated Pest control plan in which each unit is treated once a month to help control pest infestation.

YCH also has many policies which management uses to operate the Agency on a daily basis. These polices are listed below:

- Personnel
- Procurement
- Vehicle Guidelines
- Distracted Driver
- Information Technology Policy
- Uniform Policy
- Capitalization
- Accounts Receivable Write-off
- Surplus Property
- Signature Authority
- Records Retention
- Credit and Investment
- Section 3
- Applicant Screening
- Eviction
- Tracking Crime
- Reasonable Accommodation
- Facility Use
- Pet
- Admissions and Continued Occupancy (LIPH)
- Administrative Plan (HCV)
- Grievance
- Domestic Violence

5. **Grievance Procedures**

Public Housing

Informal Hearing

When YCH makes a decision that has a negative impact on an applicant family, the family is often entitled to appeal the decision. For applicants, the appeal takes the form of an informal hearing. Applicants are not entitled to the same hearing process afforded tenants in the Grievance Procedure.

A request for an informal hearing must be made in writing and delivered to YCH either in person or by first class mail, by the close of business, no later than ten business days from the YCH's notification of denial of admission.

YCH must schedule and send written notice of the informal hearing within ten business days of the applicant's request.

Grievance Procedure

YCH must have a grievance procedure in place through which residents are provided an opportunity file a grievance concerning any YCH action or failure to act involving the lease or YCH policies which adversely affect their rights, duties, welfare or status.

YCH has adopted a Grievance Procedure which is part of the ACOP and is incorporated by reference in the dwelling lease. The full Grievance Procedure can be viewed at YCH's main administrative office.

Housing Choice Voucher

When YCH makes a decision that has a negative impact on a family, the family is generally entitled to appeal the decision. For applicants, the appeal takes the form of an informal review; for participants, or for applicants denied admission based on citizenship issues, the appeal takes the form of an informal hearing.

Informal reviews are provided for program applicants. An applicant is someone who has applied for admission to the program, but is not yet a participant in the program.

6. Designated Housing for Elderly and Disabled Families

Currently, Yolo County Housing has two (2) public housing developments which are designated for occupancy by elderly and disabled residents. These developments are Riverbend Senior Manor I and II and are located in West Sacramento. Because these developments were constructed solely for the purpose of housing elderly tenants, YCH does not have to reapply for the elderly designation.

YCH does not plan to apply for approval to designate more developments as elderly-only occupancy in FY2015.

7. Community Service and Self-Sufficiency

Yolo County Housing maintains over 60 partner service agreements with local city, county, state and non-profit agencies to provide services and education for residents of our Low Income Public Housing and Agricultural Services Programs.

The services vary at each location depending on availability and the needs of the community residing at that site. At the public housing sites located at Winters,

Woodland, and West Sacramento, resident and community services include:

- monthly Emergency Food Assistance Program (EFAP) provided by the Yolo County Food Bank (Winters and West Sacramento only),
- quarterly resident meetings held by YCH to assist residents with access to services,
- presentations of information and identifying resources available to our residents in the community ,
- on-site computer learning centers are open daily for adults to access the internet, conduct job search activities, and enhance their computer skills,
- our youth (ages 5-18) are supported by YCH staff, providing homework assistance and computer tutorial support (Woodland and Winters only),
- annual Spring Fling and Health Fairs are held at all locations during the spring break,
- Community Awareness and Support Teams (CAST) comprised of resident volunteers provide community preparedness information to their communities, assist with on-site disaster response in the event of an emergency and community security. CAST members are provided training in CPR/First Aid, community preparedness and work closely with property management and local law enforcement on community security issues. This program also serves as a resident training program to build skills and experience towards self-sufficiency goals.
- as well as a many other recreational and educational activities.

Day care centers at the Winters and Woodland sites are operated by the YMCA and provide access to quality day care and preschool services to resident families. All residents receive an annual YCH calendar which highlights meetings, resident services, emergency planning information, ADA/504 information, fair housing, and other pertinent information related to their quality, safe and affordable housing community.

The YCH Client Services Coordinator (CSC) provides individual—assistance to families as needed; referring and connecting families to community resources. The CSC engages with partners, developing youth programs (educational, stay in school; as well as soccer program, poster and essay contests); adult programs (workshops in financial literacy, nutrition, and health), and coordinates quarterly resident meetings at each location. The CSC works in cooperation with the site Community Awareness and Support Team (CAST). The CSC provides case management for our elder population, bringing services to meet their needs such as Meals on Wheels, in-home support services, information on Medicare, and

coordinates with agencies who provide annual holiday baskets.

In 2013, YCH successfully obtained a ROSS Grant providing self-sufficiency services to public housing residents. The Program Coordinating Committee (PCC) meets on a quarterly basis to collaborate on programs for the delivery of case management services to public housing residents. This includes the WIB, Yolo Youth Council, private and public sector partners that assist in identifying and expanding employment and educational opportunities for residents. The CSC services as the ROSS Coordinator in developing self-sufficiency programs and case managing clients through the process.

Future Plans All Properties: Develop a “Welcome Home” program which includes information that welcomes the resident to their new home and provides a coupon packet from local businesses as a way to introduce residents to their community. Develop new resident training programs to enhance their success in self-sufficiency.

At the Winters AMP (which includes Esparto residents), YCH has a partnership with the University of California at Davis Cooperative Extension 4-H that provides education in nature and ecology (this property borders Putah Creek), participation in the YCH Summer Soccer League program, and after-school homework assistance during the school year. Rural Innovations Social Economics, Inc (RISE, Inc) provides weekly classes and activities to parents and children. Alcoholics Anonymous and Narcotics Anonymous hold weekly meetings on-site. The Yolo County Health Department (YCHD) provides literacy and nutrition program for children up to the age of five years old called the GET READY Program. Additionally, YCHD and Cal-Fresh has provided education in nutrition, exercise and car seat safety. Winters Health Care provides an annual health fair, dental screenings, nutrition, and other educational resources to Winters families. In 2013, the on-site 4-H program established a youth community garden.

Future Plans (Winters): The development of an expanded Community Garden project on-site for adults and youth. Through additional community partnerships, YCH will be expanding the provision of health, parent, and educational services to residents.

At the Woodland AMP (which includes Yolo and Knights Landing residents), the UC Davis TANA Center (a community art center) will continue to offer education opportunities dedicated to inspiring local youth and reinforcing culture through silk-screening, mural painting and other classes. Woodland youth have the opportunity to participate in programming at no cost. In partnership with the Yolo Family Resource Center, YIIN, and 4-H, Woodland youth participate in the YCH Summer Soccer League. Residents have access and priority to the Yolo

County Office of Education Early Head Start Program located on-site as well.

YCH successfully obtained a Community Development Block Grant (CDBG) for the demolition and architectural and engineering fees around the development of a new community facility on YCH land adjacent to public housing. This facility will provide adult education, job training and recreational opportunities to youth and adults in the area. This will enhance service delivery in the areas of youth and adult education (ESL, HS Diploma/GED) as well as post-secondary education and/or training opportunities tied to the future economy.

Future Plans (Woodland): YCH staff continues to explore grant opportunities, donations and other funding initiatives to build the new community center described in the preceding paragraph. Staff will expand partnerships with UC Davis TANA, The Center of Families, 4-H, and other partners to enhance Woodland youth leadership opportunities.

The Bryte Broderick Community Action Network (BBCAN), the West Sacramento Historical Society and the Veterans Service Officer is on-site at the Riverbend Manor sharing office space as community partners with YCH to provide services and volunteer opportunities to the community. The Elderly Nutrition Program (ENP) operates out of the community room providing a hot lunch meal to resident seniors at a reduced rate. Our partnership with the City of West Sacramento has resulted in the installation of a computer learning center within the Riverbend Manor Community Room. Oversight of the computer learning center is provided by staff and volunteers with the Elderly Nutrition Program. The City of West Sacramento Senior Center maintains operations of some programs at the Riverbend Community Room. Seniors from both YCH and the community at large have access to a variety of education and recreation opportunities.

Tax services are provided on-site at Las Casitas by the VITA program and at Riverbend Manor by AARP from January through April. These services are accessible by residents and the surrounding community.

Future Plans (West Sacramento): There is a plan with the City of West Sacramento to provide a community garden at the corner of Cummins and Douglas in West Sacramento which is in close proximity to the Las Casitas campus. YCH will continue to explore opportunities to expand programs, services, and volunteer opportunities to all residents through future partnerships.

8. Safety and Crime Prevention

Fortunately, the Agency does not have a major crime problem at any of its sites. Even though crime is not a major problem, YCH still works hard to ensure that all residents feel safe in their homes. Each site manager has a good relationship with local law enforcement. Officers stop by the site offices on a periodic basis to discuss crime issues with the site managers. Local law enforcement agencies also send reports to management detailing any crimes committed on each site.

9. Pets

Yolo County Housing has adopted a Pet Policy covering the ownership of pets in its' public housing developments. The policy explains the YCH's policy on the keeping of pets and any criteria or standards pertaining to the policies. The rules adopted are reasonably related to the legitimate interest of the PHA to provide a decent, safe and sanitary living environment for all tenants, and to protect and preserve the physical condition of the property, as well as the financial interest of the Agency. The full Pet Policy is on file at the main office and can be reviewed during normal operating hours.

10. Civil Rights

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

11. Fiscal Audit

The Fiscal Audit for the Year ended June 30, 2013, is attached to the Agency Plan as attachment ca044g01. The Audit for the Fiscal Year ended June 30, 2014, is in the final stages of completion and will be included with the Plan as it becomes available.

12. Asset Management

The Agency's management staff is continually assessing areas where cost reductions can take place without affecting the level of service to current and potential public housing residents and HCV Program participants.

Management has also reviewed the Agency's housing inventory to determine the existing and future capital improvements needs which will need to be

addressed at each property in order to maintain long-term viability. Unfortunately, the assessment found a significant amount of backlogged needs which, at current funding levels, would take approximately 10 years of funding to complete.

Going forward, the Agency may decide on various options including limited rehabilitation, complete modernization, demolition, or disposition of properties. Before any option is undertaken, it will be presented in the Agency Plan for review by the public. At this time, there are no plans for demolition of any properties. Management is analyzing the possibility of disposing of some vacant land which has been acquired over the years. This land would be used for future development of additional affordable housing units. It is the intent of the Agency to retain as much housing for the low-income residents of Yolo County as possible. This, of course, is dependent on a reasonable continued funding level by the federal, state, and local governments.

13. Violence Against Women Act

The Agency has adopted a Domestic Violence Policy consistent with the Violence Against Women Act (VAWA). The Domestic Violence Policy covers residents and applicants for both the Public Housing and the Housing Choice Voucher Program. The policy states that no person who has been a victim of domestic violence will be denied or removed from housing based solely on the domestic violence act. The full policy is available at the office and can be reviewed during normal operating hours.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development

Yolo County Housing will not be pursuing any Hope VI or Mixed Finance Modernization or Development in FY2015. YCH reserves the right to pursue the use of these programs in the future, if warranted.

(b) Demolition and/or Disposition

YCH will not pursue any demolition activities of the public housing properties under its ownership in FY2015.

(c) Conversion of Public Housing

YCH does not expect to convert any public housing to tenant-based assistance in FY2015.

(d) Homeownership

YCH does not presently have or does not plan to apply for approval for a public housing homeownership program in FY2015.

(e) Project-Based Vouchers

To expand the availability of affordable housing in Yolo County, YCH uses project-based vouchers. The current Annual Contributions Contract with HUD allows YCH to use up to 20% of its voucher program budget authority to attach funding to specific units rather than using it for tenant-based assistance. Based on current projections, YCH will be using approximately 5.7% (98 units) of the budget authority for project-based vouchers in the upcoming year.

Complex	Units	Effective Date	City
Fair Plaza Senior Apts.	27	10/1/2008	Woodland
Homestead Apts.	4	2/1/2009	Davis
Eleanor Roosevelt Circle	15	4/1/2009	Davis
Terracina at Springlake	15	8/15/2012	Woodland
New Harmony	17	2/1/2013	Davis
Esparto Family Apts.	10	6/24/2013	Esparto
Cesar Chavez Plaza	10	11/8/2013	Davis

All contracts are for a period of 10 years. The implementation of project-based vouchers is consistent with the Agency Plan because it will help to increase the quality of affordable housing and expand housing opportunities to low-income families in Yolo County.

8.0 Capital Improvements

8.1 Capital Fund Annual Statement/Performance and Evaluation Report

See attachments:

- ca044b01 – FY2015 CFP Annual Statement
- ca044d01 – FY2014 CFP Performance and Evaluation Report
- ca044e01 – FY2013 CFP Performance and Evaluation Report

8.2 Capital Fund Program Five-Year Plan

See attachment:

ca044c01 – FY2015-2019 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

Yolo County Housing has been approved to use the Capital Fund Financing Program. The amount of the debt repayment is included in the Capital Fund Annual Statements and Five-Year Plan. (see above)

9.0 Housing Needs

Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	6,239	5	5	5	3	4	4
Income >30% but <=50% of AMI	4,677	4	4	4	3	3	3
Income >50% but <80% of AMI	3,715	3	3	3	3	2	3
Elderly	1,446	3	3	3	4	2	3
Families with Disabilities	2,512	3	4	4	5	4	4
White	8,061	3	3	3	3	3	3
Black	465	3	3	3	3	3	3
Hispanic	4,219	3	3	3	3	3	3
Native American	159	3	3	3	3	3	3
Asian	2,484	3	3	3	3	3	3
Pacific Islander	94	3	3	3	3	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

9.1 Strategy for Addressing Housing Needs

Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Maintain or increase Voucher lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction, while preserving the maximum number of families able to be assisted
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Voucher lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

Strategy 2: Increase the number of affordable housing units by:

- Apply for additional Section 8 and/or Voucher units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing, Voucher, or Section 8 project-based assistance.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work but, that are mindful of current unemployment rates

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Maintain housing that is designated for elderly occupants.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel Voucher tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints
- Influence of the housing market on PHA programs

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

- Analyze opportunities for operational cost savings that will be necessary due to cuts in funding.

Progress: The YCH restructured its' operations during 2014 in order to maintain a balanced operational budget.

- Complete renovations to public housing properties to meet accessibility requirements.

Progress: Due to funding cuts, the Agency has not been able to make as much progress as would have been liked toward completing this goal.

Funds from the 2011, 2012, and 2013 Capital Fund Programs were used to address site accessibility deficiencies at the public housing developments located in Winters(El Rio Villa I and II).

Funding from the 2014 and 2015 CFPs will be used to replace the two water well systems in Winters. Once that is completed, the remaining site and unit accessibility issues at the other public housing developments will be addressed. 2017 - 2019 funds have been earmarked to complete interior and exterior renovations to various properties.

- Continue to increase the sustainability of the Agency's portfolio by reducing energy usage using both simple and complex strategies.

Progress: YCH has submitted applications for five Multi-family Affordable Solar Housing (MASH) grants. This program provides incentives in the form of upfront rebates to offset the installation of solar photovoltaic systems.

- Maintain leasing rates, on-time collections and other benchmarks for on-going programs at a rate equal to or above generally accepted standards.

Progress: HUD honored YCH as Consistently High Occupancy for achieving a 98.36% annual occupancy rate. On-time rent collections are at 97%.

- Continue to improve the Public Housing Assessment System (PHAS) score.

Progress: YCH received a score of 88 on the most recent Public Housing Assessment System (PHAS) and is considered a Standard Performing agency. Staff will attempt to regain High Performing Status in 2015.

- Continue to train staff on Asset Management to ensure compliance with all new HUD regulations.

Progress: Employees continue to attend training on an as needed basis.

- Achieve and maintain a 98% lease-up in the budget year (combined between tenant-based Housing Choice Voucher (HCV) and project-based vouchers and includes either units or budget authority).

Progress: While the current allotment of vouchers in the HCV Program is 1,727, funding is not sufficient to cover this level of vouchers. Presently, the Program can fund approximately 1,600 vouchers. Of that number, 1,551 are leased which is 97%.

- Close an additional three (3) homes through the HCV Home Ownership Program in the coming year.

Progress: No homes purchases were closed in 2014. YCH staff is currently in the process of attempting to establish one (1) new homeownership family. Staff is refocusing its efforts since the economy is getting better and more opportunities should be available.

- Continue to achieve High Performer status on Section 8 Management Assessment (SEMAP) score.

Progress: YCH was notified that it received a score of 100% on the SEMAP for the fiscal year ending June 30, 2014. This is the 5th consecutive year that the Housing Choice Voucher Program is a High Performer.

- Implement new owner outreach materials to attract potential new owners to participate in the HCV Program.

Progress: Staff continues with outreach to private landlords by providing education materials explaining the benefits of participating in the HCV Program. YCH also conducts a Fair Housing Conference annually.

- Complete full enrollment in the Family Self-Sufficiency Program (FSS) to comply with the HUD requirement.

Progress: The Agency has reached and continues to maintain full enrollment in the FSS Program. The Program is expanding to provide more services to participants.

- Continue to upgrade computer systems including servers, software, and memory capacity.

Progress: During the year, YCH converted to digital cable services which increased the speed of the computer system and also is less costly than the existing service.

On an on-going basis, older computers are replaced with updated models.

- Continue with customer satisfaction surveys; gather and interpret results; identify strengths and areas of needed improvement in YCH services.

Progress: Due to fiscal constraints, YCH was unable to complete this item in 2014.

- Install individual meters at apartments where there is currently no meter.

Progress: Currently, the CEO and Facilities Manager are analyzing various types of meters to determine which meter will be the most cost effective to install.

- Develop eco-friendly landscaping plan to reduce water usage.

Progress: Eco-friendly landscaping was installed at Riverbend Manor in 2011. YCH also completed a demonstration landscape at El Rio Villa in 2013. YCH was also able to install drought tolerant landscaping at its Winters office and community center in 2014. Due to a lack of funding, YCH has been unable to pursue the installation of any additional eco-friendly landscapes.

- Install broadband access capability to reach all sites and offer inexpensive in-home broadband access to residents.

Progress: Staff is currently exploring the possibility of applying for a grant through Broadband USA or through CETF for publicly supported communities to install the infrastructure needed to deliver broadband access to residents.

- Continue to deploy Facebook page to help distribute information to residents and applicants.

Progress: On-going.

- Upgrade website to include better information, easier navigation and install access portals for customers – landlords, tenants, and participants.

Progress: Content continues to be added to the redeveloped website on a regular basis.

- Move forward with additional elements of YCH’s “Welcome Home” strategy that are already outlined in the Plan, including development of a welcome packet for residents, participants, and landlords.

Progress: YCH established CAST (Community Awareness and Safety Team) at three sites (El Rio Villas, Yolano Village and Donnelly Circle) which is a key component of the Welcome Home Plan. The Welcome Home packets provide information to residents, voucher holders, and landlords and remains a goal.

- Apply for additional funding including the Capital Fund Education and Training Community Facilities (CFCF) Program and Resident Opportunity and Self-Sufficiency (ROSS) Service Coordinators Program.

Progress: A successful ROSS Grant application was submitted. The Grant covers a three-year period. Previously, this position was funded through the Capital Fund Program. By receiving this grant, those funds can now be used to complete some of the overdue work items which have been delayed due to the lack of funding.

- Complete software conversion to Tenmast’s Winten 2+ system to enhance productivity and streamline operations.

Progress: The conversion to Tenmast’s Winten 2+ system is in process and is approximately 75% complete.

- Expand CAST (Community Awareness and Safety Team) to the El Rio Villa public housing developments.

Progress: The CAST Program has been established at the El Rio Villa communities with five (5) members receiving CPR/First Aid Training, Community Preparedness Training, and meetings with local law enforcement for coordinated security efforts.

- Speed up the collection of past due accounts.

Progress: The contract with Rash Curtis and Associates has been renewed and the collection process has resumed.

- Provide services to other Public Housing Authorities or similar entities as a means to increase revenue.

Progress: YCH continues to provide grant management services related to the Community Block Grant and Home Grant for Yolo County.

The CEO continues to provide staffing to the Ten Year Plan Commission.

YCH continues to be a member of the Continuum of Care.

YCH will continue to assess opportunities like the above on an on-going basis and undertake the ones which make financial sense while also helping the entire community.

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviation from the 5-year Plan:

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

Significant Amendment or Modification to the Annual Plan:

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items in excess of 10% of total Capital Fund Program budget(items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

(c) Memorandum of Agreement

YCH is considered a Standard Performing PHA and as a result no Memorandum of Agreement is needed. The Agency barely missed becoming a High Performer on the latest PHAS score.

(d) Resident Advisory Board Comments

The following includes information related to the Five Year Agency Plan for Fiscal Years 2015-2019 and the FY2015 Agency Annual Plan which was presented and discussed by YCH staff during the Resident Advisory Board (RAB) meeting on February 25, 2015. Comments from the Resident Advisory Board members are also included.

Attendees

Staff

Lisa A. Baker – CEO

Janis Holt – General Director

Jim Gillette – Finance Director

Fred Ichtertz – Facilities Director

Irma Jimenez-Perez – Housing Assistance Program Supervisor

Charlotte Lucero – Client Services Coordinator

Farhana Riaz – Student Intern

Residents/Participants

Debbie Uzzardo-Bello – Resident at El Rio Villas

Edward Bello – Resident at El Rio Villas

Amber Rutter – Resident at El Rio Villas

Elsie Dahlberg – Resident at Las Casitas

Allison Luke – Resident at Las Casitas

Regina Vega – Resident at Las Casitas

Alejandro Perez – Resident at Yolano/Donnelly

Carlo Castiglione – Voucher Participant

Ms. Baker made opening statements explaining the process for updating the Five Year Agency Plan and Annual Agency Plan and outlined the importance of Resident/Participant attendance and participation. She described how the Agency's plan is tied to federal funding and is a requirement for submission to HUD showing the agency's plan for expenditures over the five year period.

Ms. Baker provided an overview of the Bridge to Housing PILOT Program which is a collaborative effort between YCH, the City of West Sacramento, the County of Yolo and various non-profit partners and community volunteers. The current outcomes indicate that the program was a successful endeavor with final outcomes being evaluated in late March.

Ms. Baker highlighted the agency's achievements to date on the 2014 goals and objectives and outlined continued focus on outcomes.

- Recognition by HUD as the 2014 Low Rent Public Housing program of the year and achieved high performer status in both the Low Rent Public Housing and Housing Choice Voucher Programs.
- Completion of the El Rio Villas ADA and road improvements.
- Obtaining full enrollment of the Family Self-Sufficiency (FSS) program.
- Implementing water conservation rules and guidelines for all properties.
- Expanding the CAST program to El Rio Villas.
- Expanding communication options with families and landlords through social media, agency website, and the Yolo-Alert notification system.

Ms. Baker discussed the submission of applications for five Multi-family Affordable Solar Housing (MASH) grants to fund the planned installation of solar farms at all three main campuses of public housing.

Ms. Baker updated the RAB on the plan to install water meters at units that do not currently have meters, for example El Rio Villas. Ms. Baker stated that this will help to conserve and control water use and can be used as a way to fund other things such as LED lighting for better visibility and security at night.

RAB participants were in agreement that these goals were a very good idea.

Ms. Baker stated that the agency has implemented several streamlining initiatives through computer system upgrades including check scanning so that deposits can be completed automatically.

Ms. Vega stated that it would be great if the tenant could automatically pay their rent directly.

Mr. Bello asked if tenants could pay extra monthly fees on their rent so that the lawn service contractor could mow their lawns. He stated that some people do not take care of their lawns and it looks trashy.

Ms. Baker responded that we need to be thoughtful of that and some families may not be able to afford that expense. She explained that the property manager can issue citations to units who do not tend to their yards and that they should inform their property manager. YCH is considering the feasibility of creating a job training program for residents in landscaping and/or housekeeping.

Mr. Bello asked about recycling programs for residents.

Ms. Baker shared that at one of the Migrant Centers, managed by the agency, residents have implemented a community recycling program. Funds raised by recycling go back to the campus. Community members have raised enough funds to purchase a security system and a projector to hold outdoor movie nights. Charlotte Lucero discussed the implementation of community clean up days at El Rio Villas and the possibility of building on that program for community fund raising through recycling.

Irma Jimenez-Perez provided an overview of the Housing Choice Voucher program. She highlighted that YCH has a Request for Proposal (RFP) out to expand Project Based Vouchers for newly constructed affordable housing developments and has added ten (10) VASH Project Based Vouchers at Hotel Woodland. The agency is currently administering State of California HCD drought relief grant funds through an agreement with the County of Yolo to assist with rental assistance, security deposits and utilities for up to six months for families whose income has been impacted by the drought by 15% or more.

Ms. Holt suggested that the agency consider expanding the option of Single Room Occupancy (SRO's) for the housing choice voucher program in the Administrative Plan.

Mr. Castiglione asked about security at his project-based voucher complex. Ms. Baker informed him that each property is unique and is not directly managed by YCH. He was encouraged to discuss security concerns with on-site property management. Mr. Castiglione stated that he may be interested in starting something like a Neighborhood Watch at his complex.

Mr. Bello asked about the trash pickup for large items such as furniture. Fred Ichtertz explained that the maintenance staff picks items up on a weekly basis at a minimum. There have been reports that items are put out the day after instead of the day before and that outside parties drop off items that are not disposal property of residents. We ask that residents report any unauthorized dumping on their property immediately to their manager.

Mr. Bello expressed his concerns about the \$65 an hour maintenance charges and that some residents are afraid that they will be charged when they call in a work order. Fred Ichtertz and Lisa Baker explained that maintenance charges only apply to tenant caused damages and the agency is required, by law, to charge the going rate for personnel.

Mr. Bello asked about the pet policy and protocols surrounding pets at the public housing complexes, specifically dogs.

Ms. Holt explained that there is a plan to update the Admissions and Continued Occupancy Policy (ACOP) and that there is consideration to implement changes to the current pet policy to include dogs. Ms. Baker explained that the agency must give careful consideration to the revision of the pet policy including rules, breeds, pet areas, and insurance requirements.

Ms. Holt provided an overview of the agency's self-sufficiency programs (ROSS and FSS). The focus of the program is to assist residents and voucher tenants with achieving their educational and employment goals. The Community Awareness and Safety Team (CAST) is one of the tools used in public housing to help residents gain skills and build their resume. Ms. Holt went on to describe community events and activities available through partnerships such as Spring Fling, National Night Out, Financial Literacy Workshops, etc.

Ms. Dahlberg expressed her interest in the ROSS program and her willingness to share information about the program at the Las Casitas campus.

Ms. Baker provided a brief overview of what constitutes a Move-to-Work agency and the tools this program provides to help families move towards self-sufficiency and out of subsidized housing through time limited participation. YCH is interested in future opportunities through this program

Mr. Ichtertz reviewed the Capital Fund Plan for the next five years. He highlighted the need to replace the water well systems at the El Rio Villas and continuing with ADA site improvements throughout the portfolio. Ms. Ichtertz went on to express that budget cuts have impacted the facilities/maintenance staff to only four.

There were no further comments from the Resident Advisory Board.

(e) Challenged Elements

No element of the FY2015-FY2019 Five-Year Agency Plan has been challenged.

(f) Off-Line Units

Currently, Yolo County Housing is not using any public housing units for non-housing purposes.

Part I: Summary

PHA Name/Number: Yolo County Housing/CA044		Locality (Woodland/Yolo Co., California)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019
B.	Physical Improvements Subtotal	Annual Statement	\$284,383.00	\$260,483.00	\$290,483.00	\$290,483.00
C.	Management Improvements		\$22,000.00	\$22,000.00	\$22,000.00	\$22,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$6,100.00	\$30,000.00	\$0.00	\$0.00
E.	Administration		\$72,911.00	\$72,911.00	\$72,911.00	\$72,911.00
F.	Other		\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
G.	Operations		\$145,823.00	\$145,823.00	\$145,823.00	\$145,823.00
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		\$167,898.00	\$167,898.00	\$167,898.00	\$167,898.00
K.	Total CFP Funds		\$729,115.00	\$729,115.00	\$729,115.00	\$729,115.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$729,115.00	\$729,115.00	\$729,115.00	\$729,115.00

Part I: Summary (Continuation)

PHA Name/Number: Yolo County Housing/CA044		Locality (Woodland/Yolo Co., California)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019
	PHA-Wide	Annual Statement	\$438,632.00	\$438,632.00	\$438,632.00	\$569,115.00
	CA044001 Yolano Homes		\$8,100.00	\$0.00	\$0.00	\$32,000.00
	CA044002 El Rio Villa I		\$25,000.00	\$0.00	\$0.00	\$0.00
	CA044004 Vista Montecito		\$3,600.00	\$0.00	\$0.00	\$32,000.00
	CA044005 Ridge Cut Homes		\$96,760.00	\$0.00	\$0.00	\$0.00
	CA044006 Yolito		\$43,700.00	\$0.00	\$131,483.00	\$0.00
	CA044007 Donnelly Circle		\$14,200.00	\$0.00	\$0.00	\$32,000.00
	CA044008 El Rio Villa II		\$25,000.00	\$0.00	\$0.00	\$0.00
	CA044015 Riverbend Sr. Manor I		\$9,100.00	\$290,483.00	\$27,000.00	\$32,000.00
	CA044017 Riverbend Sr. Manor II		\$2,300.00	\$0.00	\$132,000.00	\$32,000.00
	CA044018 El Rio Villa III		\$25,000.00	\$0.00	\$0.00	\$0.00
	CA044025 El Rio Villa IV		\$36,523.00	\$0.00	\$0.00	\$0.00
	CA044028 Las Casitas		\$1,200.00	\$0.00	\$0.00	\$0.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016			Work Statement for Year 3 FFY 2017			
	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 Annual Statement	<u>Operations/PHA-Wide</u>			<u>Operations/PHA-Wide</u>			
	Operations	LS	\$145,823.00	Operations	LS	\$145,823.00	
	Subtotal 1406		\$145,823.00	Subtotal 1406		\$145,823.00	
	<u>Management Improvements/PHA-Wide</u>			<u>Management Improvements/PHA-Wide</u>			
	PHA Staff/Commissioner Training	LS	\$7,500.00	PHA Staff/Commissioner Training	LS	\$7,500.00	
	Resident Training	LS	\$500.00	Resident Training	LS	\$500.00	
	Five Year Agency Plan Development	LS	\$5,000.00	Five Year Agency Plan Development	LS	\$5,000.00	
	Update Utility Allowances	LS	\$4,000.00	Update Utility Allowances	LS	\$4,000.00	
	Update Computer Software and Training	LS	\$5,000.00	Update Computer Software and Training	LS	\$5,000.00	
	Subtotal 1408		\$22,000.00	Subtotal 1408		\$22,000.00	
	<u>Administration/PHA-Wide</u>			<u>Administration/PHA-Wide</u>			
	Administrative costs related to the CFP	LS	\$72,911.00	Administrative costs related to the CFP	LS	\$72,911.00	
	Subtotal 1410		\$72,911.00	Subtotal 1410		\$72,911.00	
	<u>Fees and Costs/PHA-Wide</u>			<u>Fees and Costs/PHA-Wide</u>			
	A and E Fees	LS	\$25,000.00	A and E Fees	LS	\$25,000.00	
	Capital Fund Program Update Fee	LS	\$5,000.00	Capital Fund Program Update Fee	LS	\$5,000.00	
	Subtotal 1430		\$30,000.00	Subtotal 1430		\$30,000.00	
	Subtotal of Estimated Cost			See Next Page	Subtotal of Estimated Cost		
	See Next Page				See Next Page		

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016			Work Statement for Year 3 FFY 2017		
	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 Annual Statement	<u>Non-Dwelling Structures</u>					
	ADA improvements at Donnelly Circle	LS	\$3,800.00			
	ADA improvements at Riverbend Sr. Manor I and II	LS	\$2,300.00			
	Subtotal 1470		\$6,100.00			
	<u>Collateralization of Debt Service/PHA-Wide</u>					
	Repayment of CFFP	LS	\$167,898.00			
	Subtotal 1501		\$167,898.00			
	Subtotal of Estimated Cost		\$729,115.00	Subtotal of Estimated Cost		See Previous

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2015	Work Statement for Year 4 FFY 2018			Work Statement for Year 5 FFY 2019		
	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 Annual Statement	<u>Operations/PHA-Wide</u>			<u>Operations/PHA-Wide</u>		
	Operations	LS	\$145,823.00	Operations	LS	\$145,823.00
	Subtotal 1406			Subtotal 1406		
	<u>Management Improvements/PHA-Wide</u>			<u>Management Improvements/PHA-Wide</u>		
	PHA Staff/Commissioner Training	LS	\$7,500.00	PHA Staff/Commissioner Training	LS	\$7,500.00
	Resident Training	LS	\$500.00	Resident Training	LS	\$500.00
	Five Year Agency Plan Development	LS	\$5,000.00	Five Year Agency Plan Development	LS	\$5,000.00
	Update Utility Allowances	LS	\$4,000.00	Update Utility Allowances	LS	\$4,000.00
	Update Computer Software and Training	LS	\$5,000.00	Update Computer Software and Training	LS	\$5,000.00
	Subtotal 1408			Subtotal 1408		
	<u>Administration/PHA-Wide</u>			<u>Administration/PHA-Wide</u>		
	Administrative costs related to the CFP	LS	\$72,911.00	Administrative costs related to the CFP	LS	\$72,911.00
	Subtotal 1410			Subtotal 1410		
	<u>Fees and Costs/PHA-Wide</u>			<u>Fees and Costs/PHA-Wide</u>		
	A and E Fees	LS	\$25,000.00	A and E Fees	LS	\$25,000.00
	Capital Fund Program Update Fee	LS	\$5,000.00	Capital Fund Program Update Fee	LS	\$5,000.00
	Subtotal 1430			Subtotal 1430		
				<u>Site Improvements</u>		
				Install individual water meters – PHA-Wide (Phase 1)	250 ea	\$130,483.00
				Subtotal 1450		
Subtotal of Estimated Cost			See Next Page	Subtotal of Estimated Cost		See Next Page

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.15-17 Item No. 7, of the Yolo County Housing meeting of March 19, 2015.

MOTION: Stallard. SECOND: Johannessen. AYES: Aguiar-Curry, Davis, Johannessen, Stallard, Wienecke-Friedman. ABSENT: Thomson, Vanderford.

7.

Approval of the Minutes for the Meeting of February 19, 2015

Approved the minutes of February 19, 2015 on Consent.

Yolo County Housing Yolo County, California

February 19, 2015

MINUTES

The Yolo County Housing met on the 19th day of February, 2015, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 2:00 p.m.

Present: Cecilia Aguiar-Curry; Mark Johannessen; Tom Stallard; Helen Thomson; Karen Vanderford; Jennifer Wienecke-Friedman

Staff Present: Lisa Baker, CEO
Sonia Cortés, Agency Counsel
Janis Holt, General Services Director
Julie Dachtler, Clerk

Attendees: Robb Davis, City of Davis Alternate

CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.

Minute Order No. 15-10: Approved agenda as submitted.

MOTION: Thomson. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Johannessen, Stallard, Thomson. Vanderford, Wienecke-Friedman.

3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

PRESENTATIONS

4. Presentation, Woodland Chamber of Commerce Recognition for 60 Years of Chamber membership

Jim Gillette presented the Woodland Chamber of Commerce Recognition.

5. Presentation to James D. Gillette of Certification as a Specialist in Fundamentals of LIHTC Management

CEO Lisa Baker presented James D. Gillette with the Certification as a Specialist in Fundamentals of LIHTC Management.

6. Presentation of the 2014 HUD Award, High Performer for the Housing Choice Voucher program

General Services Director Janis Holt presented the 2014 HUD Award, High Performer for the Housing Choice Voucher program.

7. Presentation of the 2014 HUD Award, High Performer for the Low Rent Public Housing program

General Services Director Janis Holt presented the 2014 HUD Award, High Performer for the Low Rent Public Housing program.

8. Presentation of the 2014 HUD Award, Low Rent Public Housing Program of the Year

General Services Director Janis Holt presented the 2014 HUD Award, Low Rent Public Housing Program of the Year.

PUBLIC HEARING

9. Public Hearing Regarding a Proposed Change to YCH's Administrative Plan to Permit Households to Participate in Shared Housing (Holt and Jimenez-Perez)

Minute Order No. 15-11: Held public hearing and approved recommended action.

MOTION: Stallard. SECOND: Johannessen. AYES: Aguiar-Curry, Johannessen, Stallard, Thomson, Vanderford, Wienecke-Friedman.

CONSENT AGENDA

Minute Order No. 15-12: Approved Consent Agenda Item Nos. 10-13.

MOTION: Wienecke-Friedman. SECOND: Thomson. AYES: Aguiar-Curry, Johannessen, Stallard, Thomson, Vanderford, Wienecke-Friedman.

10. Approval of the Minutes for the Meeting of January 15, 2015

Approved the minutes of January 15, 2015 meeting on Consent.

11. Review and Approve the YCH 2014 Actuarial Valuation of Other Post-Employment Benefit Program (GASB 45) (Gillette and Holt)

Approved recommended action on Consent.

12. Receive and File Correspondence from HUD designating YCH a Voucher High Performer (Baker)

Approved recommended action on Consent.

13. Receive and File Correspondence from HUD designating YCH a Low Rent Public Housing High Performer (Baker)

Approved recommended action on Consent.

REGULAR AGENDA

14. Review and Approve Resident Caretaker Description (Holt)

Minute Order No. 15-13: Approved recommended action.

MOTION: Stallard. SECOND: Johannessen. AYES: Aguiar-Curry, Johannessen, Stallard, Thomson, Vanderford, Wienecke-Friedman.

15. Review, Approve and Accept the FY 2013 - 2014 Audit for Yolo County Housing (Gillette and Baker)

Minute Order No. 15-14: Approved recommended action.

MOTION: Thomson. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Johannessen, Stallard, Thomson, Vanderford, Wienecke-Friedman.

16. Receive Verbal Report on JPA formation from CEO

CEO Lisa Baker provided a verbal report on the JPA Formation, noting they have the draft resolution for the cities at this time and they are developing a portion of the proposed language for the draft staff report. This should be complete by next week. Letters to the Cities and County go out next week and then they will develop timelines. All four of the City 2x2's have been attended, with agreed concurrence to move this forward to the City Councils. Once resolution is adopted by the Cities, they will set up the team that will negotiate the parameters of the JPA formation. Once the agreement is worked out, it will be sent back to all of the entities for approval.

17. Receive Verbal Report from CEO on Bridge to Housing

Received verbal report from CEO Lisa Baker on the Bridge to Housing project. They are in the last week of the program, which ends February 28, 2015. Approximately 34 persons have a voucher for housing with 12 folks who were terminated from the program. The results have been amazing. Every single member has a case worker that will continue to follow them. Lisa also noted that furnishings from the motel are going with those who have moved into permanent housing.

18. Receive comments from CEO

Lisa Baker indicated there is an update coming in March on Chromium 6. All of their water systems are in compliance, except for one. The Chair recommended that Lisa call Assemblymember Dodd about this issue, as he has been working on it.

19. Receive comments from Commissioners

There were no comments from the Commissioners.

CLOSED SESSION

Conference with Legal Counsel - Anticipated Litigation

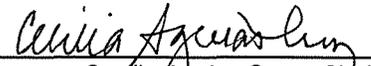
Significant exposure to litigation pursuant to Government Code
Section 54956.9(d) (2): 1 case

ADJOURNMENT

Next meeting is scheduled March 19, 2015 at 2:00 p.m.



Julie Dachtler, Clerk
Yolo County Housing



Ceelia Aguiar-Curry, Chair
Yolo County Housing

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.15-17 Item No. 8, of the Yolo County Housing meeting of March 19, 2015.

MOTION: Stallard. SECOND: Johannessen. AYES: Aguiar-Curry, Davis, Johannessen, Stallard, Wienecke-Friedman. ABSENT: Thomson, Vanderford.

8.

Receive and File Update on Public Comments Regarding Shared Housing (Holt)

Approved recommended action on Consent.



Yolo County Housing

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: March 19, 2015
TO: YCH Housing Commission
FROM: Lisa A. Baker, CEO
PREPARED BY: Janis Holt, General Director
Irma Jimenez-Perez, Housing Assistance Supervisor

SUBJECT: Receive and File Update on Public Comments Regarding Shared Housing

RECOMMENDED ACTION:

That the Board of Commissioners receives and file comments to the change to the HCV Administrative Plan permitting families to use HCV assistance in shared housing.

BACKGROUND / DISCUSSION

On February 19, 2015, the Housing Commission held a public hearing at which time no public comments were received with regard to the proposed change to the YCH Administrative Plan. The Commission subsequently authorized the CEO to implement approved changes to the Administrative Plan regarding the use of shared housing as a housing assistance option for participants in the voucher program at the conclusion of the 45 day public comment period.

As of the end of the public comment period on March 18, 2015, YCH has received 1 public comment on the proposed change. That comment was from Yolo County, who commended YCH on making this option generally available to those who could benefit.

FISCAL IMPACT

There is no fiscal impact.

CONCLUSION

Staff recommends that the Commission receive and file this report.

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.15-17 Item No. 9, of the Yolo County Housing meeting of March 19, 2015.

MOTION: Stallard. SECOND: Johannessen. AYES: Aguiar-Curry, Davis, Johannessen, Stallard, Wienecke-Friedman. ABSENT: Thomson, Vanderford.

9.

Review and Approve Proposed Leadership Training Budget for CEO (Baker)

Approved increasing the leadership training budget for the CEO from \$2500 over a two-year period to \$3000 per year on Consent



Yolo County Housing

147 W. Main Street Woodland: (530) 662-5428
WOODLAND, CA 95695 Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: March 19, 2015
TO: YCH Housing Commission
FROM: Lisa A. Baker, Chief Executive Officer
SUBJECT: **Review and Approve Proposed Leadership Training Budget**

RECOMMENDED ACTIONS:

That the Housing Commission approves a proposed leadership training budget for the CEO

BACKGROUND / DISCUSSION

Yolo County Housing (YCH) is a diverse and complex operation comprising over 1,000 rental units spread among tax credit properties, public housing, seasonal farm-worker housing, as well as student and permanent farm-worker housing. YCH also manages city-type infrastructure such as water, sewer, streets and street lighting. Outside of owned/managed units, YCH also subsidizes up to 1,737 private units through a variety of Voucher program types, including tenant based and project based vouchers, enhanced vouchers, homeownership vouchers and VASH.

YCH also provides grant services to the County in CDBG and HOME, does housing development in its own right and is a shared services agency, as well as a member of the Climate Change Compact. It provides planning and technical assistance to other communities, sells services to other agencies and is engaged with over 70 partners providing a variety of services to YCH residents and to the broader community. YCH is also active in efforts to eradicate homelessness in Yolo County and its communities through a variety of programs and mechanisms, including VASH, Bridge to Housing, partnerships and other housing efforts.

Yolo County Housing is a nationally recognized leader in innovation, operation and sustainability. Its Chief Executive Officer is responsible for overseeing the operations and administration of YCH, its non-profit subsidiary New Hope CDC and the Dixon Housing Authority under the aegis of YCH. Given the growing complexity and size of the organization, despite over a decade of national and state budget reductions, it is important that the CEO continue to have the proper tools to lead the organization and to assist the Commission with strategic planning and future guidance.

With this in mind, it is recommended that the CEO be given a leadership training budget in the amount not to exceed \$2,500 spread over a two year period in which to receive additional training to improve her leadership skills as opposed to programmatic skills.

FISCAL IMPACT

Minimal. Total cost would be \$2,500, spread over two years.

CONCLUSION

Staff recommends approval.

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.15-17 Item No. 10, of the Yolo County Housing meeting of March 19, 2015.

MOTION: Stallard. SECOND: Johannessen. AYES: Aguiar-Curry, Davis, Johannessen, Stallard, Wienecke-Friedman. ABSENT: Thomson, Vanderford.

10.

Receive and File Update on Financial and Management Reporting Improvements (Gillette)

Approved recommended action on Consent.



Yolo County Housing

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: March 19, 2015
TO: YCH Housing Commission
FROM: Lisa A. Baker, Chief Executive Officer
PREPARED BY: Jim Gillette, Finance Director
SUBJECT: **Receive and File Update on Financial and Management Reporting Improvements**

RECOMMENDED ACTION

That the Board of Commissioners Receive and File the Update on Financial and Management Reporting Improvements.

BACKGROUND/DISCUSSION

In an ongoing effort to improve program operational efficiency and effectiveness, YCH staff, with assistance from Casterline Associates and Tenmast Software, has undertaken a project to improve the monthly financial and management reporting done by and for staff, as well as the quarterly reporting done for the Commission. The primary goals of this 30-day project are to:

1. Provide a formal month-end internal financial and operational reporting package to managers.
2. Conduct a final scrub of legacy balance sheet issues to ensure validity of all balances for each fund.
3. Begin preparations for an efficient FY 2015 audit.
4. Formalize calendar for month-end accounting close deadlines and reporting dates to ensure monthly reports are issued within 30-days of month-end.
5. Final clean up of account codes and report-geography for consistency and clarity of information contained in the reports.
6. Train staff on how to use the new reporting tools and work within a more structured system of reporting.

FISCAL IMPACT

The consulting services cost a total of \$19,875 and will be primarily funded through capital fund management improvement monies that are already budgeted. We anticipate that savings and additional revenues collected through access to better and more timely information will more than make up for the cost of these improvements over time.

CONCLUSION

Staff recommends that the Board receive and file the Update on Financial and Management Reporting Improvements.

Yolo County Housing
Yolo County, California

Meeting Date: March 19, 2015

To: County Counsel ✓
Yolo County Housing ✓

11.

Review and Approve YCH's Green Physical Needs Assessment (Ichtertz and Holt)

Minute Order No. 15-18: Approved recommended action.

MOTION: Wienecke-Friedman. SECOND: Stallard. AYES: Aguiar-Curry, Davis, Johannessen, Stallard, Wienecke-Friedman. ABSENT: Thomson, Vanderford.



Yolo County Housing

Lisa A. Baker, Executive Director

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: March 19, 2015
TO: YCH Housing Commission
FROM: Lisa A. Baker, Chief Executive Officer
PREPARED BY: Fred Ichtertz, Facilities Director
SUBJECT: **Review and Approve YCH's Green Physical Needs Assessment.**

RECOMMENDED ACTIONS

That the Housing Commission:

1. Receive, Review, and Approve Current Green Physical Needs Assessment

BACKGROUND / DISCUSSION

The Department of Housing and Urban Development (HUD) mandates that all Public Housing Agencies (PHA) receiving funding under the Capital Fund Program conduct a comprehensive Physical Needs Assessment (PNA) of all public housing stock in a housing authority's portfolio every 5 years. This PNA is a tool to be used for planning future Capital Fund Improvements through the Agency Plan process.

In mid-2012, HUD began on working on a new PNA tool for PHA's to use. This is called the "Green PNA." The primary objectives of the new PNA process are to:

1. enable HUD to measure the impact of annual Capital Fund appropriations on the physical needs of the public housing inventory;
2. enable PHAs to better assess the capital needs of their portfolios, to facilitate capital planning and to allow PHAs to take advantage of capital improvement opportunities;
3. evolve the management practices of PHAs toward development-based capital planning;
4. further the energy integration goals of the 2005 Energy Policy Act;
5. produce data on green activities for the Capital Fund; and
6. fulfill HUD's Performance Goal to create energy efficient housing

There has been an increasing focus within HUD and the housing industry generally, on energy conservation and green asset management. The 2005 Energy Policy Act amended the Capital Fund section of the U.S. Housing Act of 1937 to encourage the integration of “utility management and capital planning to maximize energy conservation and efficiency measures.” PHAs are currently required to perform Energy Audits every five years pursuant to 24 CFR §965.

However, energy audit data is not collected on a national basis, nor is it integrated with capital needs planning. The PNA tool will collect energy audit data to be integrated into the PHAs long term plan to allow the PHA to evaluate green improvements on a continuous basis rather than as an isolated activity once every 5 years at the time of the required energy audit.

The proposed PNA process includes not only a standardized reporting tool, but also new rules which serve to implement the PNA requirement and set out the basic outline and protocols of the process. The proposed [PNA Rule](#) would require all 3000+ PHAs nationwide to complete a comprehensive PNA for each of their public housing developments once every five years and to update those assessments annually. A proposed [Energy Audit Rule](#) would establish standards for public housing energy audits, integrating energy conservation measures with capital planning in a holistic planning approach. As of September 2014, the proposed rules were consolidated into a single final rule that was expected to be published as a final rule in the fall of 2014 for implementation by PHAs with submissions commencing in 2015. As of March 11, 2015, HUD has yet to release its final rule.

However, because of YCH’s participation in the Yolo Climate Change Compact and as a result of its Major Flows Analysis and adopted Energy Plan, we have been actively engaged with HUD on the Green PNA including participating in industry expert meetings in Washington D.C. and as a Beta Test site for the proposed PNA tool.

The HUD developed Green Physical Needs Assessment (GPNA) tool is:

- a standalone Windows-based Microsoft Access® application, compatible with desktop PCs, notebook PCs, and/or network computers. The tool can also be installed and used on compatible handheld devices.
- The GPNA includes a comprehensive list of building/site building systems and components, with measurable line items, that make up a complete PNA. Components are based on the Public Housing Capital Fund Financing Program Form-52829, green physical condition assessments, Uniform Physical Condition Standards (UPCS), and other building industry components.
- Components are divided into five categories:
 - Site
 - Building exterior
 - Building systems
 - Common areas

- Units
- Aggregated capital needs can be identified in several areas, including:
 - Replacement needs
 - Refurbishment needs
 - Accessibility needs
 - Marketability/livability needs
 - Sustainability needs
- Unit-cost and Effective Useful Life (EUL) are applied to all building/site components in the PNA. Unit-costs are based on industry cost indices chosen by the housing authority (R. S. Means in the case of YCH, which is a West Coast industry standard). EUL is used as the basis for the replacement of components as they meet the end of their life cycles. These are entered in the Cost Libraries in the tool.
- The inspection based tool collects Remaining Useful Life (RUL) information for each component as well as the quantity for each component on the inspection forms for each of the component categories.
- These basic entries-EUL, cost, RUL, and quantity are used by the tool to automatically calculate and create a 20 year cost projection for each Development/AMP.

In August of 2013, as part of the Agency and Annual Plan process, YCH retained the services of National Facilities Consultants (NFC) to conduct our required 5-Year Capital Fund Physical Needs Assessment. YCH specified that the PNA would be conducted using HUD's most current draft PNA Rule and GPNA tool. The "Green Physical Needs Assessment" (GPNA) prepared by NFC was submitted to YCH in draft form in December of 2013 for review in anticipation of HUD's final rule and further changes that rule would require, staff did not bring the PNA forward in 2014. Since HUD has still not published the final rule, but we must still update our PNA in conformance with the statute, staff is proposing that the Commission review and approve the current proposed Green PNA. At this time, the PNA contains more data than is required by HUD. Should the final rule be published at some future date, YCH would have the opportunity of sufficient time to comply with any final rule changes.

FISCAL IMPACT

None at this time. Adopting the PNA ensures that YCH is in conformance with PNA rule standards.

CONCLUSION

Staff recommends that the Commission approve the proposed Green Physical Needs Assessment

Attachment: Green Physical Needs Assessment

TABLE OF CONTENTS

EXECUTIVE SUMMARY

INTRODUCTION

METHODOLOGY

PHYSICAL NEEDS SUMMARY

PHYSICAL NEEDS BY DEVELOPMENT

EXECUTIVE SUMMARY

YOLO COUNTY HOUSING

GREEN PHYSICAL NEEDS ASSESSMENT

EXECUTIVE SUMMARY

Yolo County Housing (YCH) contracted National Facility Consultants, Inc., (NFC) to conduct a Comprehensive Physical Needs Assessment for the twelve (12) public housing developments which it manages. The developments are located in the cities of Woodland, Winters, Esparto, Yolo, and West Sacramento, California and include a total of 431 apartments. The following table includes a breakdown of the number of apartments at each development.

Amp	Development	Location	PHA Number	No. of Apts.
AMP 1	Yolano Homes	Woodland	CA044001	60
	Ridge Cut Homes	Knights Landing	CA044005	10
	Yolito	Yolo	CA044006	10
	Donnelly Circle	Woodland	CA044007	72
AMP 2	El Rio Villa I	Winters	CA044002	30
	Vista Montecito	Esparto	CA044004	16
	El Rio Villa II	Winters	CA044008	26
	El Rio Villa III	Winters	CA044018	50
	El Rio Villa IV	Winters	CA044025	18
AMP 3	Riverbend Senior Manor I	West Sacramento	CA044015	39
	Riverbend Senior Manor II	West Sacramento	CA044017	24
	Las Casitas	West Sacramento	CA044028	76
Total				431

The purpose of this assessment is to develop an itemized list of capital improvement needs, including cost and prioritization, for each public housing development over the next 20 years. The completion of this assessment is one step in a long process which is intended to help the agency keep these properties as a viable housing option for low-income families for an extended period of time.

The table presented on the following page shows the total improvements over the 20-year period covered by this assessment broken down into five-year increments. Base on the results of this assessment, it is expected that YCH will need to complete approximately one third of the identified improvements during the next five years.

Development	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total
Yolano Homes	\$1,417,183	\$644,262	\$466,448	\$870,253	\$3,398,146
Ridgecut Homes	\$315,235	\$106,026	\$63,383	\$57,181	\$541,826
Yolito	\$361,895	\$80,944	\$60,171	\$130,469	\$633,478
Donnelly Circle	\$1,245,589	\$1,296,497	\$729,708	\$728,243	\$4,000,038
El Rio Villa I	\$496,479	\$524,367	\$157,028	\$222,097	\$1,399,970
Vista Montecito	\$513,796	\$150,710	\$116,483	\$206,251	\$987,240
El Rio Villa II	\$403,688	\$574,048	\$248,464	\$139,012	\$1,365,213
El Rio Villa III	\$753,895	\$803,240	\$302,141	\$374,903	\$2,234,179
El Rio Villa IV	\$279,606	\$230,270	\$117,808	\$118,587	\$746,271
Riverbend Manor I	\$1,522,523	\$243,016	\$291,907	\$316,021	\$2,373,468
Riverbend Manor II	\$638,783	\$31,052	\$185,200	\$140,408	\$995,444
Las Casitas	\$1,826,394	\$538,259	\$1,816,674	\$918,965	\$5,100,292
Totals	\$9,775,066	\$5,222,691	\$4,555,416	\$4,222,391	\$23,775,564

The following table presents the main modernization projects which will need to be addressed at each property within the next five years.

Development	Modernization Project	Cost
Yolano	Replace HVAC systems	\$450,000
	Modernize kitchens	\$307,748
	Modernize bathrooms	\$191,522
	Replace flooring	\$241,902
	Total	\$1,191,172
Ridgecut Homes	Replace HVAC systems	\$75,000
	Modernize kitchens	\$51,209
	Replace flooring	\$36,900
	Modernize bathrooms	\$28,320
	Replace interior doors	\$20,500
	Upgrade lighting	\$11,890
	Replace water heaters	\$11,000
	Total	\$234,819
Yolito	Replace HVAC systems	\$75,000
	Modernize kitchens	\$49,986
	Replace flooring	\$33,300
	Modernize bathrooms	\$28,320
	Replace interior doors	\$19,500
	Upgrade lighting	\$11,310
	Replace water heaters	\$11,000
	Total	\$228,416
Donnelly Circle	Modernize kitchens	\$490,532
	Modernize bathrooms	\$248,436
	Replace flooring	\$304,884
	Upgrade lighting	\$96,280
	Total	\$1,140,132
El Rio Villa I	Modernize kitchens	\$156,630
	Modernize bathrooms	\$109,800
	Replace flooring	\$118,287
	Replace interior doors	\$61,000
	Total	\$445,717
Vista Montecito	Replace HVAC systems	\$120,000
	Modernize kitchens	\$83,440
	Replace flooring	\$57,600
	Modernize bathrooms	\$45,312
	Replace interior doors	\$32,000
	Upgrade lighting	\$18,560
	Replace water heaters	\$17,600
	Total	\$374,512
El Rio Villa II	Reseal asphalt drives and parking areas	\$72,000
	Total	\$72,000

Development	Modernization Project	Cost
El Rio Villa III	Modernize kitchens	\$281,490
	Modernize bathrooms	\$227,843
	Reseal asphalt drives and parking areas	\$91,800
	Total	\$601,133
El Rio Villa IV	Modernize kitchens	\$104,958
	Modernize bathrooms	\$69,026
	Replace flooring	\$47,896
	Resurface asphalt drives and parking areas	\$40,500
	Total	\$262,381
Riverbend Manor I	Modernize kitchens	\$285,640
	Replace HVAC system	\$214,500
	Modernize bathrooms	\$110,448
	Resurface asphalt drives and parking areas	\$588,000
	Replace roll roofing	\$76,170
	Replace flooring	\$73,300
	Replace exterior doors	\$36,018
	Total	\$1,384,076
Riverbend Manor II	Modernize kitchens	\$214,851
	Replace HVAC systems	\$132,000
	Modernize bathrooms	\$67,968
	Replace flooring	\$47,250
	Replace water heaters	\$26,400
	Replace interior doors	\$24,000
	Upgrade lighting	\$20,880
	Total	\$533,349
Las Casitas	Replace HVAC systems	\$418,000
	Modernize kitchens	\$286,024
	Replace flooring	\$170,460
	Modernize bathrooms	\$130,732
	Replace water heaters	\$83,600
	Reseal asphalt drives and parking areas	\$49,934
	Replace playground equipment	\$18,000
Total	\$1,573,845	

The remainder of this report is separated into four major sections. The first section contains an introduction to the Physical Needs Assessment which details the need for an assessment. The next section provides the methodology used in completing the Physical Needs Assessment. The final section starts with a table summarizing the total projected physical needs for the Authority over the next twenty years. Then the Authority's public housing units are broken down by development. Each development has a written summary of its condition as well as pictures showing the condition each aspect of the property. This summary includes an analysis of the grounds, building exteriors, apartment interiors, and systems at each development. Spreadsheet containing the work items to be addressed, the cost of completing each item and a priority for completion of those items accompany each written summary.

INTRODUCTION

INTRODUCTION

As stated earlier, the purpose of the Physical Needs Assessment is to cost and prioritize capital improvement needs throughout YCH's twelve public housing developments. Because YCH provides housing to low-income residents, funds from the U. S. Department of Housing and Urban Development's Capital Fund Program (CFP) are needed to make physical improvements to these properties. Yolo County Housing received \$710,601 from the Capital Fund Program for FY2013.

Based on the amount of the CFP above, it is clear YCH will not be able to complete the recommended modernization projects needed during the next five years. The major issue is the age of the apartments. Age increases the renovation cost increases. This is because the apartments have to be brought up to meet current living standards if they are to be competitive in the rental market. Due to their age, the cost of implementing capital improvements at each development becomes very expensive. For instance, to address only the items proposed for the first five years of this report it would take over ten years of CFP funding.

The other large issue is the lack of capital funding from HUD and the inability to create a capital reserve for improvements within the public housing program. To put it into perspective, in 1993 YCH received \$1,218,755 in capital funds for properties that were up to 42 years of age. In contract, in 2015, YCH expects to receive \$729,115 in capital funds for properties that are now up to 64 years of age. That represents a 40% reduction in capital funds over the last 22 years.

The physical condition of the YCH's apartments has been maintained and enhanced through the use of the Capital Fund Program (CFP) funding allocations. Yet, the housing stock needs considerable improvements to (1) reduce expanding maintenance costs associated with the upkeep of older items and equipment and (2) to maintain market competitiveness.

When reviewing the Physical Needs Summary for each development, it must be kept in mind that YCH has extremely limited amount of funds to work with each year. YCH takes a systematic approach to unit modernization based on highest need in a given year.



METHODOLOGY

METHODOLOGY

This assessment was developed in three different but interrelated phases. First, physical inspections were performed on a sample number of apartments at each development. Next, a list of work items was developed for each development based on the physical inspections. Lastly, all work items were given an estimated cost and prioritized based on need.

A site visit was conducted on June 3rd – 7th, 2013, in which physical inspections of the designated apartments were performed. All unit inspections were performed using a Unit Survey Form. NFC's surveyors were escorted to each site by YCH maintenance personnel. Their knowledge concerning the developments was very helpful in completing the assessment. Where vacant apartments were not available, YCH provided residents with advance notice of the inspection for occupied apartments according to their policy.

As required by the contract, NFC conducted inspections on all grounds, all non-dwelling facilities, and approximately 14% of all dwelling apartments. Inspections included building exteriors, management and community buildings, the mechanical rooms, roofs, and approximately 59 apartment interiors. The conditions of the grounds were also inspected to evaluate the need for improvement. This report documents the results of those inspections.

Once the physical inspections were completed, the Survey Forms were analyzed to determine a list of work items for each development. As these work items were developed, a priority was given to each. The priority for replacement was determined using a combination of the surveyor's opinion of the condition of the work item and information from the Facilities Director about when the work item was last replaced.

Once the list of work items had been developed, the next step was to estimate the replacement costs of all items. The quantity of each work item was calculated by taking the information gathered and multiplying it by the total number of apartments in each development. For example, if floor tile replacement was found to be a needed work item, then the square footage of floor tile in a one bedroom would be multiplied by the number of one bedroom apartments; the square footage of floor tile in a two bedroom unit would be multiplied by the number of two bedroom apartments and so on until a total quantity was reached. The prices per unit were obtained from the 2013 Edition of R.S. Means Repair and Remodeling Cost Data, estimates based on NFC's expertise, or previous costs adjusted using appropriate inflation rates. The resulting unit costs were then multiplied by the quantities to produce a total item cost per occurrence.

Once the list of work items and item costs were developed, the work items were prioritized according to their remaining useful life (RUL). Each work item was assigned an estimated useful life (EUL) based on Fannie Mae's "Expected Useful Life Tables". This is estimated length of time a component of the unit will function before it becomes obsolete and needs to be replaced. For example, kitchen cabinets have a EUL of 20 years. RUL is determined by subtracting the estimated age of a component from its EUL. Therefore, if the kitchen cabinets with a EUL of 20 are estimated at five years old, they would have a RUL of 15 years. However, the estimated age is not the only factor that determines RUL.

Resident safety and compliance with local safety codes is a major factor in determining RUL. A work item that involves resident safety should always take priority over a non-safety work item. Work items that pose an immediate threat to residents are given the highest priority. An example would be missing or inoperable smoke detectors.

The EUL of a work item is not a guarantee of how long that component will last. In addition to the age of a component, the condition, as assessed during the site visit, plays a factor in determining the RUL. RULs can be shortened or extended based on the condition of the work item.

Finally, the quality of living conditions is considered in determining the RUL. The condition of the living environment directly affects the residents' pride and morale. The developments need to evolve as a viable alternative to low rent housing in the community. While other work items may be prioritized ahead of these items, they are directed toward developing these properties into presentable, appealing communities.

PHYSICAL NEEDS SUMMARY

Yolo County Housing

Physical Needs Assessment - Public Housing

Total 20-Year Cost Summary

Development	Site Improvement	Dwelling Structure	Dwelling Equipment	Non-Dwelling Structure	Totals
Yolano Homes	\$240,015	\$3,026,731	\$131,400	\$0	\$3,398,146
Ridgecut Homes	\$77,903	\$442,023	\$21,900	\$0	\$541,826
Yolito	\$106,347	\$505,231	\$21,900	\$0	\$633,478
Donnelly Circle	\$605,861	\$3,236,497	\$157,680	\$0	\$4,000,038
El Rio Villa I	\$127,325	\$1,206,945	\$65,700	\$0	\$1,399,970
Vista Montecito	\$99,940	\$852,260	\$35,040	\$0	\$987,240
El Rio Villa II	\$326,200	\$982,073	\$56,940	\$0	\$1,365,213
El Rio Villa III	\$152,625	\$1,945,599	\$109,500	\$26,455	\$2,234,179
El Rio Villa IV	\$64,925	\$641,926	\$39,420	\$0	\$746,271
Riverbend Mannor I	\$900,462	\$1,277,544	\$85,410	\$110,052	\$2,373,468
Riverbend Mannor II	\$90,258	\$820,197	\$78,840	\$6,149	\$995,444
Las Casitas	\$989,380	\$3,834,854	\$207,100	\$68,957	\$5,100,292
Totals	\$3,781,241	\$18,771,879	\$1,010,830	\$211,614	\$23,775,564



Yolo County Housing

Physical Needs Assessment - Public Housing

Total 20-Year Cost Summary

Development	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Totals
Yolano Homes	\$1,417,183	\$644,262	\$466,448	\$870,253	\$3,398,146
Ridgecut Homes	\$315,235	\$106,026	\$63,383	\$57,181	\$541,826
Yolito	\$361,895	\$80,944	\$60,171	\$130,469	\$633,478
Donnelly Circle	\$1,245,589	\$1,296,497	\$729,708	\$728,243	\$4,000,038
El Rio Villa I	\$496,479	\$524,367	\$157,028	\$222,097	\$1,399,970
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Totals	\$9,775,066	\$5,222,691	\$4,555,416	\$4,222,391	\$23,775,564

Yolo County Housing

Physical Needs Assessment - Public Housing
Per Unit 20-Year Cost Summary

Development	Units	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total
Yolano Homes	60	\$23,620	\$10,738	\$7,774	\$14,504	\$56,636
Ridge Cut Homes	10	\$31,524	\$10,603	\$6,338	\$5,718	\$54,183
Yolito	10	\$36,189	\$8,094	\$6,017	\$13,047	\$63,348
Donnelly Circle	72	\$17,300	\$18,007	\$10,135	\$10,114	\$55,556
El Rio Villa I	30	\$16,549	\$17,479	\$5,234	\$7,403	\$46,666
Vista Montecito	16	\$32,112	\$9,419	\$7,280	\$12,891	\$61,703
El Rio Villa II	26	\$15,526	\$22,079	\$9,556	\$5,347	\$52,508
El Rio Villa III	50	\$15,078	\$16,065	\$6,043	\$7,498	\$44,684
El Rio Villa IV	18	\$15,534	\$12,793	\$6,545	\$6,588	\$41,459
Riverbend Manor I	39	\$39,039	\$6,231	\$7,485	\$8,103	\$60,858
Riverbend Manor II	24	\$26,616	\$1,294	\$7,717	\$5,850	\$41,477
Las Casitas	76	\$24,031	\$7,082	\$23,904	\$12,092	\$67,109
Average Total Cost Per Unit		\$22,680	\$12,118	\$10,569	\$9,797	\$55,164

CA 44-01

**PHYSICAL NEEDS SUMMARY
FOR
YOLANO HOMES (CA044001)**

The public housing apartments located in Yolano Homes were originally constructed in the early 1950's. The property is located on Lemen Avenue in Woodland across the street from the old main office. There are twenty dwelling buildings on the site which house a total of sixty apartments. The buildings are a combination of single story apartments and two story townhouse structures. Bedroom sizes range from one to four bedrooms.

Bedroom Size	1	2	3	4	Total
No. of Apts.	8	28	20	4	60

Site

Development Entry - Yolano Homes is accessible through Yolano Drive, a one way street with an entrance and exit onto Lemen Avenue. Signage displaying the name of the development and contact information does not exist; however, the development has good curb appeal at the entry and exit. No improvements to the entry are needed at this time.

Fencing - Yolano Homes is bordered on the western side of the property by a chain link fence. This fence should be replaced in approximately five years.

Grounds/Landscaping - The landscaping at Yolano homes is in excellent condition and will not need improvement if it is properly maintained.

Parking/Drives - The parking areas and road through the development are in good condition. The asphalt should be resealed every five years and plans should be made to top coat and re-stripe the asphalt in approximately fifteen years. The Authority needs stripe and add signs to create three accessible parking spaces. Also the Authority will need to make a curb cut to create a path to access the sidewalks.

Sidewalks – Concrete sidewalks leading from the parking spaces to the apartments along with other concrete sidewalks throughout the development were observed to be in good condition. Other

than an occasional repair, these walks should not need to be replaced within the time period covered by this assessment. Approximately 40 linear feet of sidewalk leading to the playground and a ramp should be added to meet accessibility standards.

Trash Collection - Trash pickup is provided on a weekly basis by a private company. The cost of which is paid by Yolo County Housing. Each household is supplied a 65-gallon plastic container for disposal of garbage. There are no dumpsters located on the site.

Utilities - Utilities at the site include natural gas, electricity and water/sewer. The natural gas and electric utilities are paid by the resident. Therefore, those companies are responsible for maintain the distribution lines. Water and sewer is paid for by Yolo County Housing. YCH is responsible for maintaining the water and sewer lines from the master meter.

Outdoor Lighting – For added security, numerous security lights have been installed throughout the property. While these lights are in good condition now, plans should be made to replace them later in the assessment period.

Mailboxes - Two sets of group mailboxes are located at the site. Each contains smaller individual boxes and shared spaces for larger packages. These mailboxes will need to be replaced in approximately five years.

Playground - A ground level event should be added to the playground to meet accessibility requirements.

Clotheslines - Adjustable clotheslines with concrete pads should be installed behind the accessible units.

Exteriors

Roofing - The roofs were replaced in 1995 with an asphalt shingle which has a 40-year warranty. While the shingles will probably last less than 40 years, they will not need to be roofed again during the time frame covered by this assessment.

Foundations - The foundations are a 4” concrete slab built on grade. Although the area is prone to earthquakes, there were no serious foundation issues observed during the inspection.

Façade - The stucco exterior of the buildings requires minimal maintenance. The buildings were last repainted in 2001. The length of time between paintings depends upon many factors including climate, exposure, etc. The exteriors were observed to be in good condition and therefore, painting can be pushed back for approximately five years. It is important that prior to painting, each building is properly prepped to ensure a quality long-lasting job. Prep includes pressure washing to remove dirt and grime and caulking to keep moisture from penetrating into cracks and crevices.

Windows – New windows were installed in 2010 with funds received from the American Recovery and Reinvestment Act. Based on the expected life of the double pane windows, they should not need to be replaced within the time frame covered by this assessment.

Standard duty screens are installed on each window. The condition of these screens should be closely monitored and replaced as needed.

Doors - The metal insulated exterior doors are in good condition and do not need to be replaced at this time. The heavy duty screen doors are also in good condition. Both items should not need to be replaced until years 5 – 10 of this assessment.

The exterior door and security screen door hardware currently does not meet accessibility requirements. New lever style hardware should be installed. Also lower peepholes should be installed.

Interiors

Although the apartments are cleaned, painted and minor repairs completed during turnover, no major interior renovations have been completed in the last fifteen years.

Kitchens – A typical kitchen includes wall and base cabinets, laminate countertops, a two bay stainless steel sink with faucet. These items are nearing the end of their useful life and plans should be made to replace them along with the plumbing and cut-offs in the next three years.

Each unit is also equipped with a natural gas range, range hood, and a refrigerator. The new range hoods have a typical life expectancy of approximately 15 years when installed in a family public housing development. The new refrigerators and ranges are expected to last nine years.

Three accessible units will need new kitchen cabinets and a new cabinet layout. These cabinets should conform to all height requirements and knee holes at the sink and workspace should be included.

Bathrooms – Each apartment has one full bathroom which includes a fiberglass tub with shower surround, toilet, and wall-mounted lavatory. All of these items are nearing the end of their useful life also and will need to be replaced soon. The bath tub and shower surround should be replaced and new shower controls installed. The existing toilets should be replaced with ultra water-conserving models. The sink should be replaced with a vanity/sink combination which would allow for additional storage. The exhaust fan should be moved from the wall above the shower surround (safety hazard) to the ceiling. Ceramic tile should replace the vinyl tile flooring and new bath accessories should also be installed.

The three accessible units will need new showerheads, insulated drain and hot water supply pipes, and lowered medicine cabinets. These work items should be completed in the next year.

Doors - The interior doors are a mix of new stained wood doors, older painted doors, and bi-fold closet doors. Many closets are missing doors altogether. It is estimated that approximately 50% of these doors will need to be replaced. These will include all painted wood doors, bi-fold doors, and the missing closet doors. Accessible units will also need lever style hardware installed on interior doors.

Ceilings and Walls - HUD suggests that apartment interiors get painted at family developments every 5 to 7 years. Because the apartments are painted at turnover, many have been painted within this timeframe. Funds should be allocated to paint the remainder.

Flooring - The first floor of each development is covered with a vinyl tile. In many apartments this is an asbestos based vinyl tile which will be costly to replace. This tile also makes the interior of the unit appear dated. Funds should be allocated to replace this flooring with a more up-to-date product.

The 2nd story flooring of the townhome units consists of finished hardwoods. This is a durable flooring, absent of resident damage, will not need to be replaced in the next twenty years.

Stairs – The stairs in the townhome units are covered with a vinyl tread. These treads should be replaced when the vinyl tile flooring is replaced.

Lighting - The lighting in each unit consists mainly of one and two bulb incandescent fixtures with 4' fluorescent fixtures in the kitchens and dining rooms. To keep cost down, inexpensive fixtures have been installed which make the interior look dated. To improve the look of the interior, it is recommended that these fixtures be replaced with a higher grade, more efficient fixture in a few years.

Life Safety – Each apartment is equipped with smoke detectors and a carbon monoxide detector. All of the equipment are placed in the proper areas of the apartment and are well within their expected useful life.

Systems

Electrical Service - The electric panels at Yolano Homes will reach the end of their useful lives in approximately six years. At that time, the panels should be upgraded to a capacity of at least 150 amps.

Space Heating and Cooling - Space heating and cooling is provided to the one, two, and four bedroom units via a packaged HVAC unit mounted on the roof. The two and three bedroom townhome units have natural gas furnaces with split system air conditioners. These units are approximately eighteen years old and are nearing the end of their useful life. Replacement should be planned within the next couple of years. Thermostats in the accessible units should be lowered to a height of no more than 48 inches from the finished floor.

Water Heater - Hot water is supplied to each apartment by an individual 40 gallon natural gas water heater. The age of the water heaters surveyed ranged from 4 to 12 years old. The Authority replaces water heaters as needed. Replacement useful life values are for budgeting purposes only.

Yolo County Housing

Physical Needs Assessment

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Site Improvement											
Replace chain-link fence	20	LF	600	5	\$25.50					\$15,300	
Resurface asphalt drive and parking areas	25	SF	19,592	15	\$6.00						
Reseal asphalt parking areas	5	SF	19,552	4	\$1.00				\$19,552		
Replace cluster mailboxes	10	EA	5	5	\$650.00					\$3,250	
Add 4' sidewalk to sidewalk to playground	25	LF	40	1	\$17.00	\$680					
Add ramp to play area -- 7" rise	25	LS	1	1	\$500.00	\$500					
Add ground level event on playset	15	LS	1	1	\$500.00	\$500					
Define and mark accessible parking spaces, install sign	15	EA	3	1	\$200.00	\$600					
Install curb cut at Lemen Street	25	LS	1	1	\$250.00	\$250					
Install adjustable clothesline on a pad with clear access to unit entry at accessible units	20	EA	3	1	\$1,775.00	\$5,325					
Replace exterior pole lights	25	EA	18	15	\$750.00						
Site Improvement Totals						\$7,855	\$0	\$0	\$19,552	\$18,550	\$0
Dwelling Structures											
Paint building exteriors	7	SF	58,440	5	\$0.63					\$36,817	

Yolo County Housing

Physical Needs Assessment

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace exterior doors	25	EA	240	7	\$783.00						
Replace screen doors	7	EA	120	7	\$260.00						
Replace screen/storm door hardware with lever type at accessible units	7	EA	3	1	\$50.00	\$150					
Replace exterior door hardware with lever type at accessible units	25	EA	6	1	\$200.00	\$1,200					
Install lower peephole in front door at accessible units	25	EA	2	1	\$50.00	\$100					
Replace interior door hardware with lever type (fixed) at accessible units	30	EA	2	1	\$100.00	\$200					
Lower thermostat to 48" max at accessible units	15	EA	3	1	\$50.00	\$150					
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished height 34" or less; insulate HW supply and drain pipes at accessible units	20	EA	3	1	\$600.00	\$1,800					
Provide 30" wide work space with open kneehole fixed at 34" or less at accessible units	20	EA	3	1	\$450.00	\$1,350					
Insulate HW supply and drain pipes under bathroom sink at accessible units	10	EA	1	1	\$50.00	\$50					
Replace shower head with wand on flexible hose at accessible units	10	EA	1	1	\$75.00	\$75					
Remount medicine cabinet at height of 40" or less from floor to bottom of mirror at accessible units	10	EA	1	1	\$250.00	\$250					
Replace interior doors (50% need immediate replacement)	30	EA	206	1	\$250.00	\$51,500					
Replace interior doors	30	EA	206	10	\$250.00						
Replace vinyl tile flooring	15	SF	53,756	3	\$4.50			\$241,902			

Yolo County Housing

Physical Needs Assessment

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace water heater	10	EA	60	2	\$1,100.00		\$66,000				
Replace stair tread	15	EA	560	3	\$36.45			\$20,412			
Replace electric service panel	50	EA	60	6	\$2,750.00						\$165,000
Replace packaged rooftop HVAC system	15	EA	60	2	\$7,500.00		\$450,000				
Replace interior lighting	20	EA	612	6	\$145.00						\$88,740
Replace smoke detector	10	EA	240	7	\$115.00						
Replace carbon monoxide detector	7	EA	60	7	\$115.00						
Replace kitchen cabinets	20	LF	1,024	3	\$204.00			\$208,896			
Replace kitchen countertops	10	LF	416	3	\$97.00			\$40,352			
Replace vent hood	15	EA	60	14	\$195.00						
Replace kitchen sink and faucet	10	EA	60	3	\$975.00			\$58,500			
Replace fiberglass tub and 3-piece shower surround	20	EA	60	4	\$1,200.00				\$72,000		
Install vanity including countertop and faucet	10	EA	60	4	\$710.00				\$42,600		

Yolo County Housing

Physical Needs Assessment

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Install ceramic tile in bathroom	30	SF	2,348	4	\$9.20				\$21,602		
Replace toilet	20	EA	60	4	\$505.00				\$30,300		
Replace showerhead and shower controls	10	EA	60	4	\$175.00				\$10,500		
Replace bath accessories including towel racks and toilet paper holder	10	EA	60	4	\$125.00				\$7,500		
Replace exhaust fan	15	EA	60	4	\$117.00				\$7,020		
Dwelling Structures Totals						\$56,825	\$516,000	\$570,062	\$191,522	\$36,817	\$253,740
<u>Dwelling Equipment</u>											
Replace range	9	EA	60	9	\$535.00						
Replace refrigerator	9	EA	60	9	\$560.00						
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$64,680	\$516,000	\$570,062	\$211,074	\$55,367	\$253,740

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Site Improvement											
Replace chain-link fence	20	LF	600	5	\$25.50						
Resurface asphalt drive and parking areas	25	SF	19,592	15	\$6.00						
Reseal asphalt parking areas	5	SF	19,552	4	\$1.00			\$19,552			
Replace cluster mailboxes	10	EA	5	5	\$650.00						
Add 4' sidewalk to sidewalk to playground	25	LF	40	1	\$17.00						
Add ramp to play area -- 7" rise	25	LS	1	1	\$500.00						
Add ground level event on playset	15	LS	1	1	\$500.00						
Define and mark accessible parking spaces, install sign	15	EA	3	1	\$200.00						
Install curb cut at Lemen Street	25	LS	1	1	\$250.00						
Install adjustable clothesline on a pad with clear access to unit entry at accessible units	20	EA	3	1	\$1,775.00						
Replace exterior pole lights	25	EA	18	15	\$750.00						
Site Improvement Totals						\$0	\$0	\$19,552	\$0	\$0	\$0
Dwelling Structures											
Paint building exteriors	7	SF	58,440	5	\$0.63						\$36,817

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace exterior doors	25	EA	240	7	\$783.00	\$187,920					
Replace screen doors	7	EA	120	7	\$260.00	\$31,200					
Replace screen/storm door hardware with lever type at accessible units	7	EA	3	1	\$50.00		\$150				
Replace exterior door hardware with lever type at accessible units	25	EA	6	1	\$200.00						
Install lower peephole in front door at accessible units	25	EA	2	1	\$50.00						
Replace interior door hardware with lever type (fixed) at accessible units	30	EA	2	1	\$100.00						
Lower thermostat to 48" max at accessible units	15	EA	3	1	\$50.00						
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished height 34" or less; insulate HW supply and drain pipes at accessible units	20	EA	3	1	\$600.00						
Provide 30" wide work space with open knee hole fixed at 34" or less at accessible units	20	EA	3	1	\$450.00						
Insulate HW supply and drain pipes under bathroom sink at accessible units	10	EA	1	1	\$50.00					\$50	
Replace shower head with wand on flexible hose at accessible units	10	EA	1	1	\$75.00					\$75	
Remount medicine cabinet at height of 40" or less from floor to bottom of mirror at accessible units	10	EA	1	1	\$250.00					\$250	
Replace interior doors (50% need immediate replacement)	30	EA	206	1	\$250.00						
Replace interior doors	30	EA	206	10	\$250.00				\$51,500		
Replace vinyl tile flooring	15	SF	53,756	3	\$4.50						

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace water heater	10	EA	60	2	\$1,100.00						\$66,000
Replace stair tread	15	EA	560	3	\$36.45						
Replace electric service panel	50	EA	60	6	\$2,750.00						
Replace packaged rooftop HVAC system	15	EA	60	2	\$7,500.00						
Replace interior lighting	20	EA	612	6	\$145.00						
Replace smoke detector	10	EA	240	7	\$115.00	\$27,600					
Replace carbon monoxide detector	7	EA	60	7	\$115.00	\$6,900					
Replace kitchen cabinets	20	LF	1,024	3	\$204.00						
Replace kitchen countertops	10	LF	416	3	\$97.00						
Replace vent hood	15	EA	60	14	\$195.00						
Replace kitchen sink and faucet	10	EA	60	3	\$975.00						
Replace fiberglass tub and 3-piece shower surround	20	EA	60	4	\$1,200.00						
Install vanity including countertop and faucet	10	EA	60	4	\$710.00						

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Install ceramic tile in bathroom	30	SF	2,348	4	\$9.20						
Replace toilet	20	EA	60	4	\$505.00						
Replace showerhead and shower controls	10	EA	60	4	\$175.00						
Replace bath accessories including towel racks and toilet paper holder	10	EA	60	4	\$125.00						
Replace exhaust fan	15	EA	60	4	\$117.00						
Dwelling Structures Totals						\$253,620	\$150	\$0	\$51,500	\$375	\$102,817
<u>Dwelling Equipment</u>											
Replace range	9	EA	60	9	\$535.00			\$32,100			
Replace refrigerator	9	EA	60	9	\$560.00			\$33,600			
Dwelling Equipment Totals						\$0	\$0	\$65,700	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$253,620	\$150	\$85,252	\$51,500	\$375	\$102,817

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
<u>Site Improvement</u>										
Replace chain-link fence	20	LF	600	5	\$25.50					
Resurface asphalt drive and parking areas	25	SF	19,592	15	\$6.00			\$117,552		
Reseal asphalt parking areas	5	SF	19,552	4	\$1.00		\$19,552			
Replace cluster mailboxes	10	EA	5	5	\$650.00			\$3,250		
Add 4' sidewalk to sidewalk to playground	25	LF	40	1	\$17.00					
Add ramp to play area -- 7" rise	25	LS	1	1	\$500.00					
Add ground level event on playset	15	LS	1	1	\$500.00				\$500	
Define and mark accessible parking spaces, install sign	15	EA	3	1	\$200.00				\$600	
Install curb cut at Lemen Street	25	LS	1	1	\$250.00					
Install adjustable clothesline on a pad with clear access to unit entry at accessible units	20	EA	3	1	\$1,775.00					
Replace exterior pole lights	25	EA	18	15	\$750.00			\$13,500		
Site Improvement Totals						\$0	\$19,552	\$134,302	\$1,100	\$0
<u>Dwelling Structures</u>										
Paint building exteriors	7	SF	58,440	5	\$0.63					

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace exterior doors	25	EA	240	7	\$783.00					
Replace screen doors	7	EA	120	7	\$260.00		\$31,200			
Replace screen/storm door hardware with lever type at accessible units	7	EA	3	1	\$50.00			\$150		
Replace exterior door hardware with lever type at accessible units	25	EA	6	1	\$200.00					
Install lower peephole in front door at accessible units	25	EA	2	1	\$50.00					
Replace interior door hardware with lever type (fixed) at accessible units	30	EA	2	1	\$100.00					
Lower thermostat to 48" max at accessible units	15	EA	3	1	\$50.00				\$150	
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished height 34" or less; insulate HW supply and drain pipes at accessible units	20	EA	3	1	\$600.00					
Provide 30" wide work space with open knee hole fixed at 34" or less at accessible units	20	EA	3	1	\$450.00					
Insulate HW supply and drain pipes under bathroom sink at accessible units	10	EA	1	1	\$50.00					
Replace shower head with wand on flexible hose at accessible units	10	EA	1	1	\$75.00					
Remount medicine cabinet at height of 40" or less from floor to bottom of mirror at accessible units	10	EA	1	1	\$250.00					
Replace interior doors (50% need immediate replacement)	30	EA	206	1	\$250.00					
Replace interior doors	30	EA	206	10	\$250.00					
Replace vinyl tile flooring	15	SF	53,756	3	\$4.50					

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace water heater	10	EA	60	2	\$1,100.00					
Replace stair tread	15	EA	560	3	\$36.45					
Replace electric service panel	50	EA	60	6	\$2,750.00					
Replace packaged rooftop HVAC system	15	EA	60	2	\$7,500.00					\$450,000
Replace interior lighting	20	EA	612	6	\$145.00					
Replace smoke detector	10	EA	240	7	\$115.00					\$27,600
Replace carbon monoxide detector	7	EA	60	7	\$115.00		\$6,900			
Replace kitchen cabinets	20	LF	1,024	3	\$204.00					
Replace kitchen countertops	10	LF	416	3	\$97.00	\$40,352				
Replace vent hood	15	EA	60	14	\$195.00		\$11,700			
Replace kitchen sink and faucet	10	EA	60	3	\$975.00	\$58,500				
Replace fiberglass tub and 3-piece shower surround	20	EA	60	4	\$1,200.00					
Install vanity including countertop and faucet	10	EA	60	4	\$710.00		\$42,600			

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Install ceramic tile in bathroom	30	SF	2,348	4	\$9.20					
Replace toilet	20	EA	60	4	\$505.00					
Replace showerhead and shower controls	10	EA	60	4	\$175.00		\$10,500			
Replace bath accessories including towel racks and toilet paper holder	10	EA	60	4	\$125.00		\$7,500			
Replace exhaust fan	15	EA	60	4	\$117.00					
Dwelling Structures Totals						\$98,852	\$110,400	\$150	\$150	\$477,600
<u>Dwelling Equipment</u>										
Replace range	9	EA	60	9	\$535.00					
Replace refrigerator	9	EA	60	9	\$560.00					
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$98,852	\$129,952	\$134,452	\$1,250	\$477,600

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Site Improvement									
Replace chain-link fence	20	LF	600	5	\$25.50				\$15,300
Resurface asphalt drive and parking areas	25	SF	19,592	15	\$6.00				\$117,552
Reseal asphalt parking areas	5	SF	19,552	4	\$1.00		\$19,552		\$78,208
Replace cluster mailboxes	10	EA	5	5	\$650.00				\$6,500
Add 4' sidewalk to sidewalk to playground	25	LF	40	1	\$17.00				\$680
Add ramp to play area -- 7" rise	25	LS	1	1	\$500.00				\$500
Add ground level event on playset	15	LS	1	1	\$500.00				\$1,000
Define and mark accessible parking spaces, install sign	15	EA	3	1	\$200.00				\$1,200
Install curb cut at Lemen Street	25	LS	1	1	\$250.00				\$250
Install adjustable clothesline on a pad with clear access to unit entry at accessible units	20	EA	3	1	\$1,775.00				\$5,325
Replace exterior pole lights	25	EA	18	15	\$750.00				\$13,500
Site Improvement Totals						\$0	\$19,552	\$0	\$240,015
Dwelling Structures									
Paint building exteriors	7	SF	58,440	5	\$0.63		\$36,817		\$110,452

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace exterior doors	25	EA	240	7	\$783.00				\$187,920
Replace screen doors	7	EA	120	7	\$260.00				\$62,400
Replace screen/storm door hardware with lever type at accessible units	7	EA	3	1	\$50.00				\$450
Replace exterior door hardware with lever type at accessible units	25	EA	6	1	\$200.00				\$1,200
Install lower peephole in front door at accessible units	25	EA	2	1	\$50.00				\$100
Replace interior door hardware with lever type (fixed) at accessible units	30	EA	2	1	\$100.00				\$200
Lower thermostat to 48" max at accessible units	15	EA	3	1	\$50.00				\$300
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished height 34" or less; insulate HW supply and drain pipes at accessible units	20	EA	3	1	\$600.00				\$1,800
Provide 30" wide work space with open kneehole fixed at 34" or less at accessible units	20	EA	3	1	\$450.00				\$1,350
Insulate HW supply and drain pipes under bathroom sink at accessible units	10	EA	1	1	\$50.00				\$100
Replace shower head with wand on flexible hose at accessible units	10	EA	1	1	\$75.00				\$150
Remount medicine cabinet at height of 40" or less from floor to bottom of mirror at accessible units	10	EA	1	1	\$250.00				\$500
Replace interior doors (50% need immediate replacement)	30	EA	206	1	\$250.00				\$51,500
Replace interior doors	30	EA	206	10	\$250.00				\$51,500
Replace vinyl tile flooring	15	SF	53,756	3	\$4.50	\$241,902			\$483,804

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace water heater	10	EA	60	2	\$1,100.00				\$132,000
Replace stair tread	15	EA	560	3	\$36.45	\$20,412			\$40,824
Replace electric service panel	50	EA	60	6	\$2,750.00				\$165,000
Replace packaged rooftop HVAC system	15	EA	60	2	\$7,500.00				\$900,000
Replace interior lighting	20	EA	612	6	\$145.00				\$88,740
Replace smoke detector	10	EA	240	7	\$115.00				\$55,200
Replace carbon monoxide detector	7	EA	60	7	\$115.00				\$13,800
Replace kitchen cabinets	20	LF	1,024	3	\$204.00				\$208,896
Replace kitchen countertops	10	LF	416	3	\$97.00				\$80,704
Replace vent hood	15	EA	60	14	\$195.00				\$11,700
Replace kitchen sink and faucet	10	EA	60	3	\$975.00				\$117,000
Replace fiberglass tub and 3-piece shower surround	20	EA	60	4	\$1,200.00				\$72,000
Install vanity including countertop and faucet	10	EA	60	4	\$710.00				\$85,200

Property Name: Yolano Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Install ceramic tile in bathroom	30	SF	2,348	4	\$9.20				\$21,602
Replace toilet	20	EA	60	4	\$505.00				\$30,300
Replace showerhead and shower controls	10	EA	60	4	\$175.00				\$21,000
Replace bath accessories including towel racks and toilet paper holder	10	EA	60	4	\$125.00				\$15,000
Replace exhaust fan	15	EA	60	4	\$117.00		\$7,020		\$14,040
Dwelling Structures Totals						\$262,314	\$43,837	\$0	\$3,026,731
<u>Dwelling Equipment</u>									
Replace range	9	EA	60	9	\$535.00	\$32,100			\$64,200
Replace refrigerator	9	EA	60	9	\$560.00	\$33,600			\$67,200
Dwelling Equipment Totals						\$65,700	\$0	\$0	\$131,400
TOTALS - THIS DEVELOPMENT >>>						\$328,014	\$63,389	\$0	\$3,398,146

CA 44-02

**PHYSICAL NEEDS SUMMARY
FOR
EL RIO VILLA I (CA044002)**

The public housing apartments located at El Rio Villa I were also constructed in the early 1950's. The property is located on Fredericks Circle in Winters. There are fifteen dwelling buildings on the site which house a total of thirty apartments. The buildings are single story duplex apartments with bedroom sizes ranging from one to four bedrooms.

Bedroom Size	1	2	3	4	Total
No. of Apts.	4	14	10	2	30

Site

Development Entry - Fredericks Circle is a one way street with both the entrance and exit connecting to Russell Boulevard. Development signage has not been installed at the development entry; however, the well maintained bushes buffering the development from Russell Boulevard give the entry good curb appeal.

Fencing - The development is separated from Willow Canal on the East, Putah Creek on the South, and the El Rio Villa II development on the West by a chain link fence. This fence will reach the end of its useful life in approximately eight years. At that time, the feasibility of installing a more attractive fence that would enhance the appearance of the property should be analyzed.

Grounds/Landscaping - The well maintained entry landscaping continues throughout the development. With proper maintenance, improvements should not be needed within the next twenty years.

Parking/Drives - The road through the development is in significantly worse condition than the landscaping. There are many areas where the asphalt is breaking down due to age. The Authority is currently in the process of resurfacing the asphalt. Every five years the parking areas and drive will need to be resealed. The drainage problem at front entrance should be addressed with the paving.

Sidewalks - The concrete sidewalks are in good condition as no tripping hazards or cracked areas were observed.

Trash Collection - Trash pickup is provided on a weekly basis by a private company. The cost of which is paid by Yolo County Housing. Each household is supplied a 65-gallon plastic container for disposal of garbage. There are no dumpsters located on the site.

Utilities - Utilities at the site include natural gas, electricity and water/sewer. The natural gas and electric utilities are paid by the resident. Therefore, those companies are responsible for maintain the distribution lines. Water and sewer is paid for by Yolo County Housing. YCH is responsible for maintaining the water and sewer lines from the master meter.

Outdoor Lighting – For added security, numerous security lights have been installed throughout the property. While these lights are in good condition now, plans should be made to replace them later in the assessment period.

Mailboxes – One set of group mailboxes is located at the site. There are individual boxes for residents and larger shared boxes for larger packages. These mailboxes will need to be replaced in approximately five years.

Clotheslines - As part of accessibility improvements, YCH should install adjustable clotheslines with concrete pads adjacent to the accessible units.

Exteriors

Roofing - The Authority replaced the roofing at El Rio Villa I approximately three years ago. The architectural shingles will not need to be replaced again during the time period covered in this report.

Foundations – The foundations are a 4” concrete slab built on grade. Although the area is prone to earthquakes, there were no serious foundation issues observed during the inspection.

Façade - The stucco exteriors requires minimal maintenance and were last painted in 1998. Many areas with faded and peeling paint were observed during the inspections. To maintain the appearance of the property, the exteriors should be painted as soon as possible. It is important that before the

buildings are painted, each building should be properly prepped to ensure a quality and long-lasting job. Prep includes pressure washing to remove dirt and grime and caulking to prevent moisture penetration in cracks and crevices.

Windows – New windows were installed in 2010 with ARRA funds. The double pane sliding windows should not need replacement during the assessment period. Standard duty screens are installed on each window.

Doors - The metal insulated exterior doors are in good condition and do not need to be replaced at this time. The heavy duty screen doors are also in good condition. YCH will need to install lever style hardware on all exterior doors and storm doors at accessible units.

Interiors

Although the apartments are cleaned, painted and minor repairs completed during turnover, no major interior renovations have been completed in the last fifteen years.

Kitchens - The kitchen should be upgraded within three years by replacing the base and wall cabinets, countertops, sink, faucet, plumbing and cut-offs. The Authority has recently replaced the vent hoods, stoves and refrigerators. These appliances have at least eight years of useful life remaining.

Accessible units need to have the kitchens renovated to include cabinets that meet all height and knee space requirements.

Bathrooms - The bathrooms are another costly item that needs to be renovated soon. The bath tub and shower surround should be replaced and new shower controls installed. The existing toilets should be replaced with ultra water-conserving models. The sink should be replaced with a vanity/sink combination which would allow for additional storage. The exhaust fan should also be replaced.

Wall mount sinks should not be replaced with vanities in accessible units and the hot water supply and drain pipes should be insulated.



Doors - The painted interior doors are reaching the end of their useful life and will need to be replaced in the next four years. Accessible units should have lever style hardware installed on all interior doors.

Ceilings and Walls - HUD suggests that apartment interiors get painted at family developments every 5 to 7 years. Because the apartments are painted at turnover, many have been painted within this timeframe.

Flooring - The current floor tile has reached the end of its useful life and should be replaced. It is made with asbestos and will be costly to remove. Care should be taken to ensure that the tile is properly removed and disposed.

Lighting – The lighting in the kitchens and dining rooms are 4' fluorescent fixtures. Living rooms, bathrooms, bedrooms, and halls have incandescent fixtures. In approximately 8 years the Authority should upgrade the interior lighting throughout the development.

Life Safety – Each apartment is equipped with smoke detectors and a carbon monoxide detector. All of the equipment are placed in the proper areas of the apartment and are well within their expected useful life.

Systems

Electrical Service - The electric service panels for each apartment are located on the outside of the buildings, attached to the electric meter box. The panels are in good condition and have room for expansion, if needed in the future.

Space Heating and Cooling - Space heating is provided to each unit via a package unit located on the roof of each apartment. These units are nearing the end of their useful life and will need to be replaced in the next five years. Because of the increased efficiency of new HVAC systems, replacement will help reduce tenant energy usage.

Thermostats at all accessible units should be lowered to a maximum height of 48 inches from the finished floor.

Water Heater - Hot water is supplied to each apartment by an individual 40 gallon natural gas water heater. The majority of the water heaters inspected during the site visit were installed in the last five years; however, the oldest unit inspected was installed in 2001. The water heaters that are over 10 years old will need to be replaced soon. The efficiency of water heaters has increased which should help residents to reduce their gas usage. Depending on various factors, the estimated life of a water heater ranges between 10 to 15 years. The Authority replaces water heaters on an as needed basis. RUL estimates are primarily included for budgeting purposes.

Water Storage and Distribution - El Rio Villas I, II, III, and IV share primary and backup water distribution systems. These systems include water storage tanks, pumps and generators. The pumps for the distribution system were last replaced in 1996 and the generators were replaced in 2010. Based on an expected useful life of 25 years, the Authority should plan on replacing the pumps in the next eight years. The generators will not need to be replaced during the time period covered in this report. In addition to replacing the pumps the Authority will need to periodically repaint the storage tanks.

Property Name: El Rio Villa I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Install vanity including countertop and faucet	10	EA	30	2	\$710.00				\$42,600
Install ceramic floor and wall tile in bathroom	30	SF	2,700	2	\$9.20				\$24,840
Replace toilet	20	EA	30	2	\$505.00				\$15,150
Replace showerhead and shower controls	10	EA	30	2	\$175.00				\$10,500
Replace bath accessories including towel racks and toilet paper holder	10	EA	30	2	\$125.00				\$7,500
Replace exhaust fan	15	EA	30	2	\$117.00				\$7,020
Dwelling Structures Totals						\$0	\$3,450	\$0	\$1,206,945
Dwelling Equipment									
Replace range	9	EA	30	9	\$535.00	\$16,050			\$32,100
Replace refrigerator	9	EA	30	8	\$560.00				\$33,600
Dwelling Equipment Totals						\$16,050	\$0	\$0	\$65,700
TOTALS - THIS DEVELOPMENT >>>						\$16,050	\$3,450	\$18,000	\$1,399,970

Property Name: El Rio Villa I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace interior door hardware with lever type (passage)	30	EA	4	1	\$150.00				\$600
Lower thermostat to 48" max	15	EA	2	1	\$50.00				\$200
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00				\$1,200
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	2	1	\$450.00				\$900
Insulate HW supply and drain pipes on bathroom sink	10	EA	2	1	\$50.00				\$200
Replace interior doors	30	EA	244	4	\$250.00				\$61,000
Replace vinyl tile flooring	15	SF	26,286	3	\$4.50				\$236,574
Replace water heater	10	EA	30	6	\$1,100.00				\$66,000
Replace packaged rooftop HVAC system	15	EA	30	7	\$7,500.00				\$225,000
Replace interior lighting	20	EA	256	8	\$145.00				\$37,120
Replace smoke detector	10	EA	100	7	\$115.00				\$23,000
Replace carbon monoxide detector	7	EA	30	5	\$115.00		\$3,450		\$10,350
Replace kitchen cabinets	20	LF	516	3	\$204.00				\$105,264
Replace kitchen countertops	10	LF	228	3	\$97.00				\$44,232
Replace vent hood	15	EA	30	11	\$195.00				\$5,850
Replace kitchen sink and faucet	10	EA	30	3	\$975.00				\$58,500
Replace tub	20	EA	30	2	\$1,200.00				\$36,000

Property Name: El Rio Villa I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
<u>Site Improvement</u>									
Replace chain-link fence	20	LF	1,050	8	\$25.50				\$26,775
Repaint water storage tank	7	EA	2	2	\$750.00				\$4,500
Replace water distribution pump	30	EA	2	8	\$4,300.00				\$8,600
Reseal asphalt drive and parking areas	5	SF	18,000	5	\$1.00			\$18,000	\$72,000
Install adjustable clothesline on a pad with clear access to unit entry	20	EA	2	1	\$1,175.00				\$2,350
Replace cluster mailboxes	10	EA	2	5	\$650.00				\$2,600
Replace pole-mounted security lights	25	EA	14	15	\$750.00				\$10,500
Site Improvement Totals						\$0	\$0	\$18,000	\$127,325
<u>Dwelling Structures</u>									
Paint building exteriors	7	SF	32,320	1	\$0.63				\$61,085
Replace exterior doors	25	EA	120	8	\$783.00				\$93,960
Replace screen doors	7	EA	60	8	\$260.00				\$31,200
Replace screen/storm door hardware with lever type	7	EA	2	1	\$50.00				\$300
Replace exterior door hardware with lever type	25	EA	4	1	\$200.00				\$800

Property Name: El Rio Villa I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Install vanity including countertop and faucet	10	EA	30	2	\$710.00					
Install ceramic floor and wall tile in bathroom	30	SF	2,700	2	\$9.20					
Replace toilet	20	EA	30	2	\$505.00					
Replace showerhead and shower controls	10	EA	30	2	\$175.00					
Replace bath accessories including towel racks and toilet paper holder	10	EA	30	2	\$125.00					
Replace exhaust fan	15	EA	30	2	\$117.00					\$3,510
Dwelling Structures Totals						\$51,366	\$0	\$36,162	\$33,000	\$133,297
<u>Dwelling Equipment</u>										
Replace range	9	EA	30	9	\$535.00					
Replace refrigerator	9	EA	30	8	\$560.00					\$16,800
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$16,800
TOTALS - THIS DEVELOPMENT >>>						\$51,366	\$0	\$65,962	\$34,500	\$150,097

Property Name: El Rio Villa I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace interior door hardware with lever type (passage)	30	EA	4	1	\$150.00					
Lower thermostat to 48" max	15	EA	2	1	\$50.00			\$100		
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00					
Provide 30" wide work space with open knee hole fixed at 34" or less	20	EA	2	1	\$450.00					
Insulate HW supply and drain pipes on bathroom sink	10	EA	2	1	\$50.00					
Replace interior doors	30	EA	244	4	\$250.00					
Replace vinyl tile flooring	15	SF	26,286	3	\$4.50					\$118,287
Replace water heater	10	EA	30	6	\$1,100.00				\$33,000	
Replace packaged rooftop HVAC system	15	EA	30	7	\$7,500.00					
Replace interior lighting	20	EA	256	8	\$145.00					
Replace smoke detector	10	EA	100	7	\$115.00					\$11,500
Replace carbon monoxide detector	7	EA	30	5	\$115.00					
Replace kitchen cabinets	20	LF	516	3	\$204.00					
Replace kitchen countertops	10	LF	228	3	\$97.00	\$22,116				
Replace vent hood	15	EA	30	11	\$195.00					
Replace kitchen sink and faucet	10	EA	30	3	\$975.00	\$29,250				
Replace tub	20	EA	30	2	\$1,200.00					

Property Name: El Rio Villa I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Site Improvement										
Replace chain-link fence	20	LF	1,050	8	\$25.50					
Repaint water storage tank	7	EA	2	2	\$750.00				\$1,500	
Replace water distribution pump	30	EA	2	8	\$4,300.00					
Reseal asphalt drive and parking areas	5	SF	18,000	5	\$1.00			\$18,000		
Install adjustable clothesline on a pad with clear access to unit entry	20	EA	2	1	\$1,175.00					
Replace cluster mailboxes	10	EA	2	5	\$650.00			\$1,300		
Replace pole-mounted security lights	25	EA	14	15	\$750.00			\$10,500		
Site Improvement Totals						\$0	\$0	\$29,800	\$1,500	\$0
Dwelling Structures										
Paint building exteriors	7	SF	32,320	1	\$0.63			\$20,362		
Replace exterior doors	25	EA	120	8	\$783.00					
Replace screen doors	7	EA	60	8	\$260.00			\$15,600		
Replace screen/storm door hardware with lever type	7	EA	2	1	\$50.00			\$100		
Replace exterior door hardware with lever type	25	EA	4	1	\$200.00					

Property Name: El Rio Villa I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Install vanity including countertop and faucet	10	EA	30	2	\$710.00						\$21,300
Install ceramic floor and wall tile in bathroom	30	SF	2,700	2	\$9.20						
Replace toilet	20	EA	30	2	\$505.00						
Replace showerhead and shower controls	10	EA	30	2	\$175.00						\$5,250
Replace bath accessories including towel racks and toilet paper holder	10	EA	30	2	\$125.00						\$3,750
Replace exhaust fan	15	EA	30	2	\$117.00						
Dwelling Structures Totals						\$236,500	\$167,142	\$0	\$0	\$5,950	\$33,750
Dwelling Equipment											
Replace range	9	EA	30	9	\$535.00			\$16,050			
Replace refrigerator	9	EA	30	8	\$560.00		\$16,800				
Dwelling Equipment Totals						\$0	\$16,800	\$16,050	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>											
						\$236,500	\$219,317	\$17,550	\$18,000	\$5,950	\$33,750

Property Name: El Rio Villa I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace interior door hardware with lever type (passage)	30	EA	4	1	\$150.00						
Lower thermostat to 48" max	15	EA	2	1	\$50.00						
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00						
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	2	1	\$450.00						
Insulate HW supply and drain pipes on bathroom sink	10	EA	2	1	\$50.00					\$100	
Replace interior doors	30	EA	244	4	\$250.00						
Replace vinyl tile flooring	15	SF	26,286	3	\$4.50						
Replace water heater	10	EA	30	6	\$1,100.00						
Replace packaged rooftop HVAC system	15	EA	30	7	\$7,500.00	\$225,000					
Replace interior lighting	20	EA	256	8	\$145.00		\$37,120				
Replace smoke detector	10	EA	100	7	\$115.00	\$11,500					
Replace carbon monoxide detector	7	EA	30	5	\$115.00						\$3,450
Replace kitchen cabinets	20	LF	516	3	\$204.00						
Replace kitchen countertops	10	LF	228	3	\$97.00						
Replace vent hood	15	EA	30	11	\$195.00					\$5,850	
Replace kitchen sink and faucet	10	EA	30	3	\$975.00						
Replace tub	20	EA	30	2	\$1,200.00						

Property Name: El Rio Villa I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Site Improvement											
Replace chain-link fence	20	LF	1,050	8	\$25.50		\$26,775				
Repaint water storage tank	7	EA	2	2	\$750.00			\$1,500			
Replace water distribution pump	30	EA	2	8	\$4,300.00		\$8,600				
Reseal asphalt drive and parking areas	5	SF	18,000	5	\$1.00				\$18,000		
Install adjustable clothesline on a pad with clear access to unit entry	20	EA	2	1	\$1,175.00						
Replace cluster mailboxes	10	EA	2	5	\$650.00						
Replace pole-mounted security lights	25	EA	14	15	\$750.00						
Site Improvement Totals						\$0	\$35,375	\$1,500	\$18,000	\$0	\$0
Dwelling Structures											
Paint building exteriors	7	SF	32,320	1	\$0.63		\$20,362				
Replace exterior doors	25	EA	120	8	\$783.00		\$93,960				
Replace screen doors	7	EA	60	8	\$260.00		\$15,600				
Replace screen/storm door hardware with lever type	7	EA	2	1	\$50.00		\$100				
Replace exterior door hardware with lever type	25	EA	4	1	\$200.00						

Yolo County Housing

Physical Needs Assessment

Property Name: El Rio Villa I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Install vanity including countertop and faucet	10	EA	30	2	\$710.00		\$21,300				
Install ceramic floor and wall tile in bathroom	30	SF	2,700	2	\$9.20		\$24,840				
Replace toilet	20	EA	30	2	\$505.00		\$15,150				
Replace showerhead and shower controls	10	EA	30	2	\$175.00		\$5,250				
Replace bath accessories including towel racks and toilet paper holder	10	EA	30	2	\$125.00		\$3,750				
Replace exhaust fan	15	EA	30	2	\$117.00		\$3,510				
Dwelling Structures Totals						\$24,162	\$109,800	\$274,917	\$61,000	\$3,450	\$33,000
Dwelling Equipment											
Replace range	9	EA	30	9	\$535.00						
Replace refrigerator	9	EA	30	8	\$560.00						
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>											
						\$26,512	\$111,300	\$274,917	\$61,000	\$22,750	\$33,000

Yolo County Housing

Physical Needs Assessment

Property Name: El Rio Villa I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace interior door hardware with lever type (passage)	30	EA	4	1	\$150.00	\$600					
Lower thermostat to 48" max	15	EA	2	1	\$50.00	\$100					
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00	\$1,200					
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	2	1	\$450.00	\$900					
Insulate HW supply and drain pipes on bathroom sink	10	EA	2	1	\$50.00	\$100					
Replace interior doors	30	EA	244	4	\$250.00				\$61,000		
Replace vinyl tile flooring	15	SF	26,286	3	\$4.50			\$118,287			
Replace water heater	10	EA	30	6	\$1,100.00						\$33,000
Replace packaged rooftop HVAC system	15	EA	30	7	\$7,500.00						
Replace interior lighting	20	EA	256	8	\$145.00						
Replace smoke detector	10	EA	100	7	\$115.00						
Replace carbon monoxide detector	7	EA	30	5	\$115.00					\$3,450	
Replace kitchen cabinets	20	LF	516	3	\$204.00			\$105,264			
Replace kitchen countertops	10	LF	228	3	\$97.00			\$22,116			
Replace vent hood	15	EA	30	11	\$195.00						
Replace kitchen sink and faucet	10	EA	30	3	\$975.00			\$29,250			
Replace tub	20	EA	30	2	\$1,200.00		\$36,000				

Yolo County Housing

Physical Needs Assessment

Property Name: El Rio Villa I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Site Improvement											
Replace chain-link fence	20	LF	1,050	8	\$25.50						
Repaint water storage tank	7	EA	2	2	\$750.00		\$1,500				
Replace water distribution pump	30	EA	2	8	\$4,300.00						
Reseal asphalt drive and parking areas	5	SF	18,000	5	\$1.00					\$18,000	
Install adjustable clothesline on a pad with clear access to unit entry	20	EA	2	1	\$1,175.00	\$2,350					
Replace cluster mailboxes	10	EA	2	5	\$650.00					\$1,300	
Replace pole-mounted security lights	25	EA	14	15	\$750.00						
Site Improvement Totals						\$2,350	\$1,500	\$0	\$0	\$19,300	\$0
Dwelling Structures											
Paint building exteriors	7	SF	32,320	1	\$0.63	\$20,362					
Replace exterior doors	25	EA	120	8	\$783.00						
Replace screen doors	7	EA	60	8	\$260.00						
Replace screen/storm door hardware with lever type	7	EA	2	1	\$50.00	\$100					
Replace exterior door hardware with lever type	25	EA	4	1	\$200.00	\$800					

CA 44-04

**GREEN PHYSICAL NEEDS SUMMARY
FOR
VISTA MONTECITO (CA044004)**

Vista Montecito, located in Esparto, was originally constructed in 1953. The property is located on approximately 2.6 acres and is bordered by Madison Street on the north, Plainfield Street on the south, and Antelope Street on the west. A privately-owned single family home and a vacant lot abut the east side of the property. There are eight dwelling buildings on the site which house a total of 16 apartments. Each building is a single story duplex.

Bedroom Size	1	2	3	4	Total
No. of Apts.	0	8	8	0	16

Site

Fencing - Various heights of chain link fencing have been installed around the perimeter of the development. The fencing located on the east and south side of the development is 5' tall, while the fencing on the north and west sides has a height of 3'. The condition of the fencing also varies.

Grounds/Landscaping – Although there is not a significant amount of landscaping, the grounds at Vista Montecito have been very well-maintained through the years. No improvements will be needed in the next 20 years.

Parking/Drives - Resident parking includes a combination of on-street and dedicated parking areas. There are a total of five parking areas located around the perimeter of the site which include 22 spaces. These areas will not need to be resurfaced for at least 15 years; however, YCH should reseal the asphalt every five years.

Sidewalks - The concrete sidewalks lead from the parking area to each unit and throughout the development. They were installed during the construction of the development. They are still in good condition and will not need to be replaced.

Playground - A large playground is located on the site. Playground equipment includes a swing set, large play structure, and four rideable dinosaurs. All equipment is in good condition and should not need to be replaced until later in the assessment period.

Trash Collection - Trash pickup is provided on a weekly basis by a private company. The cost of which is paid by Yolo County Housing. Each household is supplied a 65-gallon plastic container for disposal of garbage. There are no dumpsters located on the site.

Utilities - Utilities at the site include natural gas, electricity and water/sewer. The natural gas and electric utilities are paid by the resident. Therefore, those companies are responsible for maintaining the distribution lines. Water and sewer is paid for by Yolo County Housing. YCH is responsible for maintaining the water and sewer lines from the master meter.

Outdoor Lighting - Numerous security lights have been installed throughout the site. They are in good condition and will not need to be replaced until later in the assessment period.

Mailboxes - Two sets of group mailboxes are located at the site. Each contains 8 boxes with space for larger packages. These mailboxes will need to be replaced in approximately five years.

Clotheslines - An adjustable clothesline with concrete pad should be installed adjacent to the accessible unit.

Exteriors

Roofing - The roofs on all buildings consist of architectural asphalt shingles which were installed in 1999. In lab simulated weather conditions, these shingles have a projected life of 40 years. In the real world, it is highly unlikely that the shingles will actually last that long. Based on the time that has passed since the roofs were installed and the actual expected life, reroofing will not be needed during the assessment period.

The wooden fascia and soffit are in need of painting. The buildings are not equipped with a gutter system which does not seem to be a problem as no erosion was observed at the foundation of any buildings.

Foundations - The buildings are constructed on a concrete slab foundation. Although the area is prone to earthquakes, there were no foundation issues spotted during the site inspection.

Porches - The front entrance to each apartment is covered by a gabled roof which extends from the main roof. The base is a 3' x 5' concrete slab which is in good condition.

Façade - During the inspection, it was noticed that the stucco exteriors need to be painted as soon as possible. It is important that before the buildings are painted, each building should be properly prepped to ensure a quality and long-lasting job. Prep includes pressure washing to remove dirt and grime and caulking to prevent moisture from penetrating cracks and crevices.

Windows - The windows were replaced in 2009 using funding from the American Recovery and Reinvestment Act (ARRA). They will not need to be replaced again during the next 20 years.

Doors - Each apartment has a total of four exterior doors which include the front entry, rear entry, storage room, and water heater closet. The front door is a six-panel metal insulated model which looks to be about 15 years old. The rear door is a flush metal door which seems to be older than the front door. Both the front and rear entry doors include a heavy duty screen door. The storage room door and water heater closet door are also flush metal doors. The only difference is that the door to the water heater closet has a louver since it contains a combustible gas appliance. While the doors are older, they still have approximately ten years of useful life remaining.

To meet accessibility requirements lever style hardware should be added to the storm doors and exterior doors at the accessible units. Lower peep holes should also be installed at these units.

Interiors

Although the apartments are cleaned, painted and minor repairs completed during turnover, no major interior renovations have been completed in the last fifteen years.

Kitchens - The kitchens in each apartment are in need of a renovation. The wall and base cabinets are in poor condition. Many of the cabinet doors will not close properly because they have become warped over time. The kitchen should be upgraded by replacing the base and wall cabinets, countertops, range hood, sink, faucet, plumbing and cut-offs.

Each apartment is equipped with a 30” natural gas stove and a 15 cubic foot refrigerator. The typical life expectancy for a natural gas range used in a family public housing development is approximately 7 to 9 years. The typical refrigerator is expected to last between 9 and 12 years.

Accessible units need to have the kitchens renovated to include cabinets that meet all height and knee space requirements.

Bathrooms - The bathrooms also need to be renovated as soon as possible. The bath tub and shower surround should be replaced and new shower controls installed. The existing toilets should be replaced with ultra water-conserving models. The sink should be replaced with a vanity/sink combination which would allow for additional storage. The exhaust fan should also be replaced.

Wall mount sinks should not be replaced with vanities in accessible units and the hot water supply and drain pipes should be insulated.

Doors - Smooth surface, painted wood doors are installed throughout each unit. These doors will reach the end of their useful lives in approximately five years.

Ceilings/Walls - HUD suggests that apartment interiors get painted at family developments every five to seven years. Because the apartments are painted at turnover, many have been painted within this timeframe. Funds should be allocated to paint the remainder.

Flooring - The current floor tile has reached the end of its useful life and should be replaced. It is made with asbestos and will be costly to remove. Care should be taken to ensure that the tile is properly removed and disposed.

Lighting - Lighting in each unit consists of four foot long fluorescent fixtures in the kitchens and dining rooms. Living rooms, bathrooms, bedrooms, and halls have incandescent fixtures. In approximately five years the Authority should upgrade the interior lighting throughout the development.

Washer and Dryer Connections – The existing washer and dryer connections have reached the end of their useful lives and should be replaced.

Life Safety – Each apartment is equipped with smoke detectors and a carbon monoxide detector. All of the equipment are placed in the proper areas of the apartment and are well within their expected useful life.

Systems

Electrical Service - The electrical panel was replaced in the mid 1990's and is rated at 100 amps. Based on the typical life expectancy, these panels should not need to be replaced during the time period covered by this assessment.

Space Heating and Cooling - When these apartments were originally constructed, they were heated by a wall furnace and did not have air conditioning. When it came time to upgrade to a central system, there was not enough room inside the apartments to locate the systems components. The decision was made to install a rooftop packaged unit consisting of a forced-air natural gas furnace and an electric air conditioner. These units were installed in 1995 and are nearing the end of their useful life. Thermostats in accessible units also need to be lowered to a height of 48 inches or less.

Water Heater - Hot water for bathing, clothes washing, etc. is supplied to each apartment by a 40 gallon natural gas water heater. Because the life of water heaters can vary widely and the water heaters are replaced as they fail, the current age of the water heaters at the sixteen units vary widely. For the purposes of the assessment, a RUL was assigned to the water heaters.

Yolo County Housing

Physical Needs Assessment

Property Name: Vista Montecito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Site Improvement											
Replace chain-link fence	20	LF	650	10	\$25.50						
Reseal asphalt parking areas	5	SF	5,709	2	\$1.00		\$5,709				
Resurface asphalt parking areas	25	SF	5,709	8	\$6.00						
Replace mailboxes	10	EA	2	10	\$650.00						
Replace pole-mounted security lighting	25	EA	6	15	\$750.00						
Install adjustable clothesline on a pad with clear access to unit entry	20	EA	1	1	\$1,175.00	\$1,175					
Replace playground equipment	15	EA	1	10	\$18,000.00						
Site Improvement Totals						\$1,175	\$5,709	\$0	\$0	\$0	\$0
Dwelling Structures											
Paint building exteriors	7	SF	29,000	1	\$0.63	\$18,270					
Replace exterior doors	25	EA	64	10	\$783.00						
Replace security screen doors	7	EA	32	5	\$260.00					\$8,320	
Replace screen/storm door hardware with lever type	7	EA	1	1	\$50.00	\$50					
Replace exterior door hardware with lever type	25	EA	2	1	\$200.00	\$400					

Yolo County Housing

Physical Needs Assessment

Property Name: Vista Montecito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Install lower peephole in front door	25	EA	1	1	\$50.00	\$50					
Lower thermostat to 48" max	15	EA	1	1	\$50.00	\$50					
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00	\$600					
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	1	1	\$450.00	\$450					
Insulate HW supply and drain pipes on bathroom sink	10	EA	1	1	\$50.00	\$50					
Replace interior doors	30	EA	128	1	\$250.00	\$32,000					
Replace flooring (VCT and asbestos)	15	SF	12,800	1	\$4.50	\$57,600					
Replace natural gas water heater	10	EA	16	5	\$1,100.00					\$17,600	
Replace washer connection	25	EA	16	1	\$125.00	\$2,000					
Replace dryer outlet	25	EA	16	1	\$175.00	\$2,800					
Replace packaged rooftop HVAC system	15	EA	16	1	\$7,500.00	\$120,000					
Replace interior lighting	20	EA	128	5	\$145.00					\$18,560	
Replace smoke detector	10	EA	56	7	\$115.00						
Replace carbon monoxide detector	7	EA	16	5	\$115.00					\$1,840	
Replace kitchen cabinets	20	LF	264	1	\$204.00	\$53,856					
Replace kitchen countertops	10	LF	112	1	\$97.00	\$10,864					
Replace vent hood	15	EA	16	1	\$195.00	\$3,120					

Yolo County Housing

Physical Needs Assessment

Property Name: Vista Montecito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace kitchen sink and faucet	10	EA	16	1	\$975.00	\$15,600					
Upgrade unit plumbing	50	EA	16	1	\$5,000.00	\$80,000					
Replace fiberglass tub and 3-piece shower surround	20	EA	16	1	\$1,200.00	\$19,200					
Replace vanity including countertop and faucet	10	EA	16	1	\$710.00	\$11,360					
Replace toilet	20	EA	16	1	\$505.00	\$8,080					
Replace showerhead and shower controls	10	EA	16	1	\$175.00	\$2,800					
Replace bath accessories including towel racks and toilet paper holder	10	EA	16	1	\$125.00	\$2,000					
Replace exhaust fan	15	EA	16	1	\$117.00	\$1,872					
Dwelling Structures Totals						\$443,072	\$0	\$0	\$0	\$46,320	\$0
Dwelling Equipment											
Replace range (natural gas)	9	EA	16	5	\$535.00					\$8,560	
Replace refrigerator	9	EA	16	5	\$560.00					\$8,960	
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$17,520	\$0
TOTALS - THIS DEVELOPMENT >>>						\$444,247	\$5,709	\$0	\$0	\$63,840	\$0

Property Name: Vista Montecito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Site Improvement											
Replace chain-link fence	20	LF	650	10	\$25.50				\$16,575		
Reseal asphalt parking areas	5	SF	5,709	2	\$1.00	\$5,709					\$5,709
Resurface asphalt parking areas	25	SF	5,709	8	\$6.00		\$34,254				
Replace mailboxes	10	EA	2	10	\$650.00				\$1,300		
Replace pole-mounted security lighting	25	EA	6	15	\$750.00						
Install adjustable clothesline on a pad with clear access to unit entry	20	EA	1	1	\$1,175.00						
Replace playground equipment	15	EA	1	10	\$18,000.00				\$18,000		
Site Improvement Totals						\$5,709	\$34,254	\$0	\$35,875	\$0	\$5,709
Dwelling Structures											
Paint building exteriors	7	SF	29,000	1	\$0.63		\$18,270				
Replace exterior doors	25	EA	64	10	\$783.00				\$50,112		
Replace security screen doors	7	EA	32	5	\$260.00						\$8,320
Replace screen/storm door hardware with lever type	7	EA	1	1	\$50.00		\$50				
Replace exterior door hardware with lever type	25	EA	2	1	\$200.00						

Property Name: Vista Montecito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Install lower peephole in front door	25	EA	1	1	\$50.00						
Lower thermostat to 48" max	15	EA	1	1	\$50.00						
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00						
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	1	1	\$450.00						
Insulate HW supply and drain pipes on bathroom sink	10	EA	1	1	\$50.00					\$50	
Replace interior doors	30	EA	128	1	\$250.00						
Replace flooring (VCT and asbestos)	15	SF	12,800	1	\$4.50						
Replace natural gas water heater	10	EA	16	5	\$1,100.00						
Replace washer connection	25	EA	16	1	\$125.00						
Replace dryer outlet	25	EA	16	1	\$175.00						
Replace packaged rooftop HVAC system	15	EA	16	1	\$7,500.00						
Replace interior lighting	20	EA	128	5	\$145.00						
Replace smoke detector	10	EA	56	7	\$115.00	\$6,440					
Replace carbon monoxide detector	7	EA	16	5	\$115.00						\$1,840
Replace kitchen cabinets	20	LF	264	1	\$204.00						
Replace kitchen countertops	10	LF	112	1	\$97.00					\$10,864	
Replace vent hood	15	EA	16	1	\$195.00						

Property Name: Vista Montecito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace kitchen sink and faucet	10	EA	16	1	\$975.00					\$15,600	
Upgrade unit plumbing	50	EA	16	1	\$5,000.00						
Replace fiberglass tub and 3-piece shower surround	20	EA	16	1	\$1,200.00						
Replace vanity including countertop and faucet	10	EA	16	1	\$710.00					\$11,360	
Replace toilet	20	EA	16	1	\$505.00						
Replace showerhead and shower controls	10	EA	16	1	\$175.00					\$2,800	
Replace bath accessories including towel racks and toilet paper holder	10	EA	16	1	\$125.00					\$2,000	
Replace exhaust fan	15	EA	16	1	\$117.00						
Dwelling Structures Totals						\$6,440	\$18,320	\$0	\$50,112	\$42,674	\$10,160
<u>Dwelling Equipment</u>											
Replace range (natural gas)	9	EA	16	5	\$535.00						
Replace refrigerator	9	EA	16	5	\$560.00						
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$12,149	\$52,574	\$0	\$85,987	\$42,674	\$15,869

Property Name: Vista Montecito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Site Improvement										
Replace chain-link fence	20	LF	650	10	\$25.50					
Reseal asphalt parking areas	5	SF	5,709	2	\$1.00					\$5,709
Resurface asphalt parking areas	25	SF	5,709	8	\$6.00					
Replace mailboxes	10	EA	2	10	\$650.00					
Replace pole-mounted security lighting	25	EA	6	15	\$750.00			\$4,500		
Install adjustable clothesline on a pad with clear access to unit entry	20	EA	1	1	\$1,175.00					
Replace playground equipment	15	EA	1	10	\$18,000.00					
Site Improvement Totals						\$0	\$0	\$4,500	\$0	\$5,709
Dwelling Structures										
Paint building exteriors	7	SF	29,000	1	\$0.63			\$18,270		
Replace exterior doors	25	EA	64	10	\$783.00					
Replace security screen doors	7	EA	32	5	\$260.00					
Replace screen/storm door hardware with lever type	7	EA	1	1	\$50.00			\$50		
Replace exterior door hardware with lever type	25	EA	2	1	\$200.00					

Property Name: Vista Montecito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Install lower peephole in front door	25	EA	1	1	\$50.00					
Lower thermostat to 48" max	15	EA	1	1	\$50.00				\$50	
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00					
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	1	1	\$450.00					
Insulate HW supply and drain pipes on bathroom sink	10	EA	1	1	\$50.00					
Replace interior doors	30	EA	128	1	\$250.00					
Replace flooring (VCT and asbestos)	15	SF	12,800	1	\$4.50				\$57,600	
Replace natural gas water heater	10	EA	16	5	\$1,100.00			\$17,600		
Replace washer connection	25	EA	16	1	\$125.00					
Replace dryer outlet	25	EA	16	1	\$175.00					
Replace packaged rooftop HVAC system	15	EA	16	1	\$7,500.00				\$120,000	
Replace interior lighting	20	EA	128	5	\$145.00					
Replace smoke detector	10	EA	56	7	\$115.00					\$6,440
Replace carbon monoxide detector	7	EA	16	5	\$115.00					
Replace kitchen cabinets	20	LF	264	1	\$204.00					
Replace kitchen countertops	10	LF	112	1	\$97.00					
Replace vent hood	15	EA	16	1	\$195.00				\$3,120	

Property Name: Vista Montecito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace kitchen sink and faucet	10	EA	16	1	\$975.00					
Upgrade unit plumbing	50	EA	16	1	\$5,000.00					
Replace fiberglass tub and 3-piece shower surround	20	EA	16	1	\$1,200.00					
Replace vanity including countertop and faucet	10	EA	16	1	\$710.00					
Replace toilet	20	EA	16	1	\$505.00					
Replace showerhead and shower controls	10	EA	16	1	\$175.00					
Replace bath accessories including towel racks and toilet paper holder	10	EA	16	1	\$125.00					
Replace exhaust fan	15	EA	16	1	\$117.00				\$1,872	
Dwelling Structures Totals						\$0	\$0	\$35,920	\$182,642	\$6,440
<u>Dwelling Equipment</u>										
Replace range (natural gas)	9	EA	16	5	\$535.00		\$8,560			
Replace refrigerator	9	EA	16	5	\$560.00		\$8,960			
Dwelling Equipment Totals						\$0	\$17,520	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$0	\$17,520	\$40,420	\$182,642	\$12,149

Property Name: Vista Montecito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Site Improvement									
Replace chain-link fence	20	LF	650	10	\$25.50				\$16,575
Reseal asphalt parking areas	5	SF	5,709	2	\$1.00				\$22,836
Resurface asphalt parking areas	25	SF	5,709	8	\$6.00				\$34,254
Replace mailboxes	10	EA	2	10	\$650.00			\$1,300	\$2,600
Replace pole-mounted security lighting	25	EA	6	15	\$750.00				\$4,500
Install adjustable clothesline on a pad with clear access to unit entry	20	EA	1	1	\$1,175.00				\$1,175
Replace playground equipment	15	EA	1	10	\$18,000.00				\$18,000
Site Improvement Totals						\$0	\$0	\$1,300	\$99,940
Dwelling Structures									
Paint building exteriors	7	SF	29,000	1	\$0.63				\$54,810
Replace exterior doors	25	EA	64	10	\$783.00				\$50,112
Replace security screen doors	7	EA	32	5	\$260.00		\$8,320		\$24,960
Replace screen/storm door hardware with lever type	7	EA	1	1	\$50.00				\$150
Replace exterior door hardware with lever type	25	EA	2	1	\$200.00				\$400

Property Name: Vista Montecito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Install lower peephole in front door	25	EA	1	1	\$50.00				\$50
Lower thermostat to 48" max	15	EA	1	1	\$50.00				\$100
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00				\$600
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	1	1	\$450.00				\$450
Insulate HW supply and drain pipes on bathroom sink	10	EA	1	1	\$50.00				\$100
Replace interior doors	30	EA	128	1	\$250.00				\$32,000
Replace flooring (VCT and asbestos)	15	SF	12,800	1	\$4.50				\$115,200
Replace natural gas water heater	10	EA	16	5	\$1,100.00				\$35,200
Replace washer connection	25	EA	16	1	\$125.00				\$2,000
Replace dryer outlet	25	EA	16	1	\$175.00				\$2,800
Replace packaged rooftop HVAC system	15	EA	16	1	\$7,500.00				\$240,000
Replace interior lighting	20	EA	128	5	\$145.00				\$18,560
Replace smoke detector	10	EA	56	7	\$115.00				\$12,880
Replace carbon monoxide detector	7	EA	16	5	\$115.00		\$1,840		\$5,520
Replace kitchen cabinets	20	LF	264	1	\$204.00				\$53,856
Replace kitchen countertops	10	LF	112	1	\$97.00				\$21,728
Replace vent hood	15	EA	16	1	\$195.00				\$6,240

Property Name: Vista Montecito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace kitchen sink and faucet	10	EA	16	1	\$975.00				\$31,200
Upgrade unit plumbing	50	EA	16	1	\$5,000.00				\$80,000
Replace fiberglass tub and 3-piece shower surround	20	EA	16	1	\$1,200.00				\$19,200
Replace vanity including countertop and faucet	10	EA	16	1	\$710.00				\$22,720
Replace toilet	20	EA	16	1	\$505.00				\$8,080
Replace showerhead and shower controls	10	EA	16	1	\$175.00				\$5,600
Replace bath accessories including towel racks and toilet paper holder	10	EA	16	1	\$125.00				\$4,000
Replace exhaust fan	15	EA	16	1	\$117.00				\$3,744
Dwelling Structures Totals						\$0	\$10,160	\$0	\$852,260
<u>Dwelling Equipment</u>									
Replace range (natural gas)	9	EA	16	5	\$535.00				\$17,120
Replace refrigerator	9	EA	16	5	\$560.00				\$17,920
Dwelling Equipment Totals						\$0	\$0	\$0	\$35,040
TOTALS - THIS DEVELOPMENT >>>						\$0	\$10,160	\$1,300	\$987,240

CA 44-05

**PHYSICAL NEEDS SUMMARY
FOR
RIDGE CUT HOMES (CA044005)**

Ridge Cut Homes is located on South Grove Avenue in Knights Landing. The development was originally constructed in 1953. There are five dwelling buildings on the site which house a total of ten apartments. The buildings are single story duplex apartments with two and three bedroom sizes.

Bedroom Size	1	2	3	4	Total
No. of Apts.	0	4	6	0	10

Site

Fencing – The entire property is enclosed by a chain link fence. The fences on the front and sides of the property are 3’ tall while the rear fence is slightly taller at 5’. All sections of the fencing are currently in good condition and should not need to be replaced until at least the mid-point of the time period covered by this assessment.

Grounds/Landscaping – Due to the remote location and the cost required to maintain, YCH has decided not to install a significant amount of landscaping at the site. The majority of the ground is covered with grass and there are very few bare spots throughout the site.

Parking/Drives – There are three small asphalt off-street parking areas for the site. These areas provide one parking space per apartment. Currently, these parking spaces are in good condition and with regular maintenance should not need to be addressed until the latter years covered by this report. Additional parking is located on South Oak Grove Street. Street maintenance is the responsibility of the City. The Authority need to install signs and mark all accessible parking spaces.

Sidewalks – Concrete sidewalks lead from the parking areas up to the front porch of each unit. There is also a concrete sidewalk along South Oak Grove Avenue which is the responsibility of YCH. All existing concrete sidewalks are in excellent condition and with the exception of addressing the occasional raised or cracked area, no full replacement is anticipated during the assessment period.

Playground – A playground with a mulch base is located in the southwestern portion of the property. Currently, the equipment is in good condition and replacement should not be needed until the latter years covered by this assessment. The mulch base should be regularly monitored and maintained to ensure it remains in a safe condition.

Trash Collection - Trash pickup is provided on a weekly basis by a private company. The cost of which is paid by Yolo County Housing. Each household is supplied a 65-gallon plastic container for disposal of garbage. There are no dumpsters located on the site.

Utilities - Utilities at the site include natural gas, electricity and water/sewer. The natural gas and electric utilities are paid by the resident. Therefore, those companies are responsible for maintain the distribution lines. Water and sewer is paid for by Yolo County Housing. YCH is responsible for maintaining the water and sewer lines from the master meter.

Outdoor Lighting – For added security, numerous security lights have been installed throughout the property. While these lights are in good condition now, plans should be made to replace them later in the assessment period.

Mailboxes - Two sets of group mailboxes are located at the site. Each contains 8 boxes with space for larger packages. These mailboxes will need to be replaced in approximately five years.

Exteriors

Roofing – The gabled roofs on each building have been covered with architectural shingles. These roofs were installed in 1999 with a shingle warranted for 40 years. Although it is highly unlikely that the shingles will last for the entire 40-year period, they should not need to be replaced in the timeframe covered by this assessment.

Foundations – The foundations are a 4” concrete slab built on grade. Although the area is prone to earthquakes, there were no serious foundation issues observed during the inspection.

Façade – The stucco exteriors of all buildings are showing signs that they need to be repainted. Painting should be completed within the next two to three years if not sooner. Regularly scheduled painting should continue to be completed every five to seven years.

Windows - The single pane windows originally installed in the development were replaced in 2010 using funds from the American Recovery and Reinvestment Act. The new double pane windows are more energy efficient and should last throughout the period covered by this assessment.

Doors – Each unit has a total of four exterior doors which include front and rear entrances, a water heater closet and a storage closet. The six panel metal insulated front entrance doors are in good condition and do not need to be replaced at this time. The rear entrance doors have a window and appear to be older than the front doors. The remaining doors appear to be in good condition and should last a few more years before needing to be replaced.

Both the front and rear entrance include a heavy duty screen door which are also in good condition. Plans should be made to replace these doors every 7 to 10 years. Lever style hardware should be installed on all accessible doors, including screen doors. Lower peepholes should also be installed on these exterior doors.

Interiors

Although the apartments are cleaned, painted and minor repairs completed during turnover, no major interior renovations have been completed within the last fifteen years.

Kitchens - The kitchen should be upgraded as soon as possible by replacing the base and wall cabinets, countertops, range hood, sink, faucet, plumbing and cut-offs. Each apartment is equipped with an electric range and a refrigerator. Currently, the appliances are in good condition and will not need to be replaced until later.

Accessible units should be remodeled with cabinets that conform to height and knee space requirements. Range hood controls in these units should not exceed 48 inches from the finished floor.

Bathrooms - The bathrooms are another costly item that will need to be renovated as soon as possible. The steel bathtubs and fiberglass shower surrounds should be replaced and new shower controls installed. The existing toilets should be replaced with water-conserving models. If space permits, the wall-mounted sink should be replaced with a vanity/sink combination which would

allow for additional storage. The exhaust fan should be replaced and the vinyl tile should be replaced with ceramic tile.

YCH should not install vanity cabinets in accessible units. All exposed hot water supply and drain pipes in knee spaces should be insulated.

Doors – As an interior door is damaged beyond repair, it is replaced. Therefore, there is a mixture of older painted wood doors with stained smooth faced doors in the apartments. It is recommended that all doors be replaced with a six panel solid core door that can withstand harsh treatment.

Ceilings and Walls - HUD suggests that apartment interiors get painted at family developments every 5 to 7 years. Because the apartments are painted at turnover, many have been painted within this timeframe. Currently, the walls, ceilings and trim are painted the same color which reduces the interior appeal of the units. It is recommended that the walls be painted a different color than the ceilings and trim. This will enhance the marketability of the units at little cost.

Closets in accessible units should be equipped with lower shelving and rods.

Flooring - The majority of the current floor tile seems to be original and is made with asbestos. In past years, some of the asbestos tile has been tiled over with a vinyl composite tile (VCT). Both sets of tile have outlived their useful life and should be replaced during the kitchen and bath renovations. Care should be taken to ensure that the asbestos tile is properly removed and disposed.

Lighting - Lighting in each unit consists of 4' fluorescent fixtures in the kitchens and dining rooms. Living rooms, bathrooms, bedrooms, and halls have incandescent fixtures. The current fixtures do little to enhance the interior appeal and should be replaced as part of the interior renovation.

Washer and Dryer Connections – The existing washer and dryer connections have reached the end of their useful lives and should be replaced.

Life Safety – Each apartment is equipped with smoke detectors and a carbon monoxide detector. All of the equipment are placed in the proper areas of the apartment and are well within their expected useful life.

Systems

Electrical Service - The electrical panels, located outside next to the meter box, were replaced in the mid 1990's and are rated at 100 amps. Based on the typical life expectancy, these panels should not need to be replaced during the time period covered by this assessment.

Space Heating and Cooling - Space heating and cooling is provided to each unit via a roof mounted heat pump. These units were installed in 1998 and are nearing the end of their life expectancy. Plans should be made to replace these systems within the next couple of years. The thermostats in the accessible units should be lowered to a height of no more than 48 inches from the finished floor.

Water Heater - Hot water is supplied to each unit by an individual 40 gallon electric water heater. Although the ages of the water heaters observed during the inspection varied, it is believed that the majority were installed in 2008. YCH replaces water heaters on an as needed basis, RUL was included for budgeting purposes.

Plumbing Supply and Drains - The plumbing systems are original to the development and are now 60 years old. They are plagued with maintenance problems and should be replaced while YCH upgraded the kitchens and bathrooms.

Yolo County Housing

Physical Needs Assessment

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Site Improvement											
Replace chain-link fence	20	LF	1,800	10	\$25.50						
Define and mark accessible parking spaces, install sign	15	EA	1	1	\$200.00	\$200					
Reseal asphalt parking areas	5	SF	1,640	4	\$0.60				\$984		
Resurface asphalt parking areas	25	SF	1,640	14	\$2.48						
Replace pole-mounted security lighting	25	EA	4	15	\$750.00						
Replace cluster mailboxes	10	EA	2	5	\$650.00					\$1,300	
Replace playground equipment	15	EA	1	10	\$18,000.00						
Site Improvement Totals						\$200	\$0	\$0	\$984	\$1,300	\$0
Dwelling Structures											
Paint building exteriors	7	SF	8,940	2	\$0.63		\$5,632				
Replace exterior doors	25	EA	40	10	\$783.00						
Replace security screen doors	7	EA	20	5	\$260.00					\$5,200	
Replace screen/storm door hardware with lever type at accessible unit	7	EA	1	1	\$50.00	\$50					
Replace exterior door hardware with lever type at accessible unit	25	EA	2	1	\$200.00	\$400					

Yolo County Housing

Physical Needs Assessment

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Install lower peephole in front door at accessible unit	25	EA	1	1	\$50.00	\$50					
Lower thermostat to 48" max at accessible unit	15	EA	1	1	\$50.00	\$50					
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00	\$600					
Provide 30" wide work space with open knee hole fixed at 34" or less at accessible unit	20	EA	1	1	\$450.00	\$450					
Install lower range hood controls at max height of 48" at accessible unit	10	EA	1	1	\$300.00	\$300					
Insulate HW supply and drain pipes on bathroom sink at accessible unit	10	EA	1	1	\$50.00	\$50					
Install lower shelf and closet rod in closet at accessible unit	10	EA	1	1	\$50.00	\$50					
Replace interior doors	30	EA	82	1	\$250.00	\$20,500					
Replace flooring (VCT and asbestos)	15	SF	8,200	1	\$4.50	\$36,900					
Replace electric water heater	10	EA	10	5	\$1,100.00					\$11,000	
Replace washer connection	25	EA	10	1	\$125.00	\$1,250					
Replace dryer outlet	25	EA	10	1	\$175.00	\$1,750					
Replace packaged rooftop HVAC system	15	EA	10	1	\$7,500.00	\$75,000					
Replace interior lighting	20	EA	82	1	\$145.00	\$11,890					
Replace smoke detector	10	EA	36	7	\$115.00						
Replace carbon monoxide detector	7	EA	10	5	\$115.00					\$1,150	
Replace kitchen cabinets	20	LF	168	1	\$204.00	\$34,272					

Yolo County Housing

Physical Needs Assessment

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace kitchen countertops	10	LF	56	1	\$97.00	\$5,432					
Replace vent hood	15	EA	9	1	\$195.00	\$1,755					
Replace kitchen sink and faucet	10	EA	10	1	\$975.00	\$9,750					
Upgrade unit plumbing	50	EA	10	1	\$5,000.00	\$50,000					
Replace fiberglass tub and 3-piece shower surround	20	EA	10	1	\$1,200.00	\$12,000					
Replace vanity including countertop and faucet	10	EA	10	1	\$710.00	\$7,100					
Replace toilet	20	EA	10	1	\$505.00	\$5,050					
Replace showerhead and shower controls	10	EA	10	1	\$175.00	\$1,750					
Replace bath accessories including towel racks and toilet paper holder	10	EA	10	1	\$125.00	\$1,250					
Replace exhaust fan	15	EA	10	1	\$117.00	\$1,170					
Dwelling Structures Totals						\$278,819	\$5,632	\$0	\$0	\$17,350	\$0

Yolo County Housing

Physical Needs Assessment

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
<u>Dwelling Equipment</u>											
Replace range (electric)	9	EA	10	5	\$535.00					\$5,350	
Replace refrigerator	9	EA	10	5	\$560.00					\$5,600	
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$10,950	\$0
TOTALS - THIS DEVELOPMENT >>>						\$279,019	\$5,632	\$0	\$984	\$29,600	\$0

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Site Improvement											
Replace chain-link fence	20	LF	1,800	10	\$25.50				\$45,900		
Define and mark accessible parking spaces, install sign	15	EA	1	1	\$200.00						
Reseal asphalt parking areas	5	SF	1,640	4	\$0.60			\$984			
Resurface asphalt parking areas	25	SF	1,640	14	\$2.48						
Replace pole-mounted security lighting	25	EA	4	15	\$750.00						
Replace cluster mailboxes	10	EA	2	5	\$650.00						
Replace playground equipment	15	EA	1	10	\$18,000.00				\$18,000		
Site Improvement Totals						\$0	\$0	\$984	\$63,900	\$0	\$0
Dwelling Structures											
Paint building exteriors	7	SF	8,940	2	\$0.63			\$5,632			
Replace exterior doors	25	EA	40	10	\$783.00				\$31,320		
Replace security screen doors	7	EA	20	5	\$260.00						\$5,200
Replace screen/storm door hardware with lever type at accessible unit	7	EA	1	1	\$50.00		\$50				
Replace exterior door hardware with lever type at accessible unit	25	EA	2	1	\$200.00						

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Install lower peephole in front door at accessible unit	25	EA	1	1	\$50.00						
Lower thermostat to 48" max at accessible unit	15	EA	1	1	\$50.00						
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00						
Provide 30" wide work space with open knee hole fixed at 34" or less at accessible unit	20	EA	1	1	\$450.00						
Install lower range hood controls at max height of 48" at accessible unit	10	EA	1	1	\$300.00					\$300	
Insulate HW supply and drain pipes on bathroom sink at accessible unit	10	EA	1	1	\$50.00					\$50	
Install lower shelf and closet rod in closet at accessible unit	10	EA	1	1	\$50.00					\$50	
Replace interior doors	30	EA	82	1	\$250.00						
Replace flooring (VCT and asbestos)	15	SF	8,200	1	\$4.50						
Replace electric water heater	10	EA	10	5	\$1,100.00						
Replace washer connection	25	EA	10	1	\$125.00						
Replace dryer outlet	25	EA	10	1	\$175.00						
Replace packaged rooftop HVAC system	15	EA	10	1	\$7,500.00						
Replace interior lighting	20	EA	82	1	\$145.00						
Replace smoke detector	10	EA	36	7	\$115.00	\$4,140					
Replace carbon monoxide detector	7	EA	10	5	\$115.00						\$1,150
Replace kitchen cabinets	20	LF	168	1	\$204.00						

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace kitchen countertops	10	LF	56	1	\$97.00					\$5,432	
Replace vent hood	15	EA	9	1	\$195.00						
Replace kitchen sink and faucet	10	EA	10	1	\$975.00					\$9,750	
Upgrade unit plumbing	50	EA	10	1	\$5,000.00						
Replace fiberglass tub and 3-piece shower surround	20	EA	10	1	\$1,200.00						
Replace vanity including countertop and faucet	10	EA	10	1	\$710.00					\$7,100	
Replace toilet	20	EA	10	1	\$505.00						
Replace showerhead and shower controls	10	EA	10	1	\$175.00					\$1,750	
Replace bath accessories including towel racks and toilet paper holder	10	EA	10	1	\$125.00					\$1,250	
Replace exhaust fan	15	EA	10	1	\$117.00						
Dwelling Structures Totals						\$4,140	\$50	\$5,632	\$31,320	\$25,682	\$6,350

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
<u>Dwelling Equipment</u>											
Replace range (electric)	9	EA	10	5	\$535.00						
Replace refrigerator	9	EA	10	5	\$560.00						
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$4,140	\$50	\$6,616	\$95,220	\$25,682	\$6,350

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Site Improvement										
Replace chain-link fence	20	LF	1,800	10	\$25.50					
Define and mark accessible parking spaces, install sign	15	EA	1	1	\$200.00				\$200	
Reseal asphalt parking areas	5	SF	1,640	4	\$0.60		\$984			
Resurface asphalt parking areas	25	SF	1,640	14	\$2.48		\$4,067			
Replace pole-mounted security lighting	25	EA	4	15	\$750.00			\$3,000		
Replace cluster mailboxes	10	EA	2	5	\$650.00			\$1,300		
Replace playground equipment	15	EA	1	10	\$18,000.00					
Site Improvement Totals						\$0	\$5,051	\$4,300	\$200	\$0
Dwelling Structures										
Paint building exteriors	7	SF	8,940	2	\$0.63				\$5,632	
Replace exterior doors	25	EA	40	10	\$783.00					
Replace security screen doors	7	EA	20	5	\$260.00					
Replace screen/storm door hardware with lever type at accessible unit	7	EA	1	1	\$50.00			\$50		
Replace exterior door hardware with lever type at accessible unit	25	EA	2	1	\$200.00					

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Install lower peephole in front door at accessible unit	25	EA	1	1	\$50.00					
Lower thermostat to 48" max at accessible unit	15	EA	1	1	\$50.00				\$50	
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00					
Provide 30" wide work space with open kneehole fixed at 34" or less at accessible unit	20	EA	1	1	\$450.00					
Install lower range hood controls at max height of 48" at accessible unit	10	EA	1	1	\$300.00					
Insulate HW supply and drain pipes on bathroom sink at accessible unit	10	EA	1	1	\$50.00					
Install lower shelf and closet rod in closet at accessible unit	10	EA	1	1	\$50.00					
Replace interior doors	30	EA	82	1	\$250.00					
Replace flooring (VCT and asbestos)	15	SF	8,200	1	\$4.50				\$36,900	
Replace electric water heater	10	EA	10	5	\$1,100.00			\$11,000		
Replace washer connection	25	EA	10	1	\$125.00					
Replace dryer outlet	25	EA	10	1	\$175.00				-	
Replace packaged rooftop HVAC system	15	EA	10	1	\$7,500.00					
Replace interior lighting	20	EA	82	1	\$145.00					
Replace smoke detector	10	EA	36	7	\$115.00					\$4,140
Replace carbon monoxide detector	7	EA	10	5	\$115.00					
Replace kitchen cabinets	20	LF	168	1	\$204.00					

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace kitchen countertops	10	LF	56	1	\$97.00					
Replace vent hood	15	EA	9	1	\$195.00				\$1,755	
Replace kitchen sink and faucet	10	EA	10	1	\$975.00					
Upgrade unit plumbing	50	EA	10	1	\$5,000.00					
Replace fiberglass tub and 3-piece shower surround	20	EA	10	1	\$1,200.00					
Replace vanity including countertop and faucet	10	EA	10	1	\$710.00					
Replace toilet	20	EA	10	1	\$505.00					
Replace showerhead and shower controls	10	EA	10	1	\$175.00					
Replace bath accessories including towel racks and toilet paper holder	10	EA	10	1	\$125.00					
Replace exhaust fan	15	EA	10	1	\$117.00				\$1,170	
Dwelling Structures Totals						\$0	\$0	\$11,050	\$45,507	\$4,140

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Dwelling Equipment										
Replace range (electric)	9	EA	10	5	\$535.00		\$5,350			
Replace refrigerator	9	EA	10	5	\$560.00		\$5,600			
Dwelling Equipment Totals						\$0	\$10,950	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$0	\$16,001	\$15,350	\$45,707	\$4,140

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
<u>Site Improvement</u>									
Replace chain-link fence	20	LF	1,800	10	\$25.50				\$45,900
Define and mark accessible parking spaces, install sign	15	EA	1	1	\$200.00				\$400
Reseal asphalt parking areas	5	SF	1,640	4	\$0.60		\$984		\$3,936
Resurface asphalt parking areas	25	SF	1,640	14	\$2.48				\$4,067
Replace pole-mounted security lighting	25	EA	4	15	\$750.00				\$3,000
Replace cluster mailboxes	10	EA	2	5	\$650.00				\$2,600
Replace playground equipment	15	EA	1	10	\$18,000.00				\$18,000
Site Improvement Totals						\$0	\$984	\$0	\$77,903
<u>Dwelling Structures</u>									
Paint building exteriors	7	SF	8,940	2	\$0.63				\$16,897
Replace exterior doors	25	EA	40	10	\$783.00				\$31,320
Replace security screen doors	7	EA	20	5	\$260.00		\$5,200		\$15,600
Replace screen/storm door hardware with lever type at accessible unit	7	EA	1	1	\$50.00				\$150
Replace exterior door hardware with lever type at accessible unit	25	EA	2	1	\$200.00				\$400

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Install lower peephole in front door at accessible unit	25	EA	1	1	\$50.00				\$50
Lower thermostat to 48" max at accessible unit	15	EA	1	1	\$50.00				\$100
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00				\$600
Provide 30" wide work space with open kneehole fixed at 34" or less at accessible unit	20	EA	1	1	\$450.00				\$450
Install lower range hood controls at max height of 48" at accessible unit	10	EA	1	1	\$300.00				\$600
Insulate HW supply and drain pipes on bathroom sink at accessible unit	10	EA	1	1	\$50.00				\$100
Install lower shelf and closet rod in closet at accessible unit	10	EA	1	1	\$50.00				\$100
Replace interior doors	30	EA	82	1	\$250.00				\$20,500
Replace flooring (VCT and asbestos)	15	SF	8,200	1	\$4.50				\$37,350
Replace electric water heater	10	EA	10	5	\$1,100.00				\$11,000
Replace washer connection	25	EA	10	1	\$125.00				\$1,250
Replace dryer outlet	25	EA	10	1	\$175.00				\$1,750
Replace packaged rooftop HVAC system	15	EA	10	1	\$7,500.00				\$75,000
Replace interior lighting	20	EA	82	1	\$145.00				\$11,890
Replace smoke detector	10	EA	36	7	\$115.00				\$8,280
Replace carbon monoxide detector	7	EA	10	5	\$115.00		\$1,150		\$3,450
Replace kitchen cabinets	20	LF	168	1	\$204.00				\$34,272

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace kitchen countertops	10	LF	56	1	\$97.00				\$10,864
Replace vent hood	15	EA	9	1	\$195.00				\$3,510
Replace kitchen sink and faucet	10	EA	10	1	\$975.00				\$19,500
Upgrade unit plumbing	50	EA	10	1	\$5,000.00				\$50,000
Replace fiberglass tub and 3-piece shower surround	20	EA	10	1	\$1,200.00				\$12,000
Replace vanity including countertop and faucet	10	EA	10	1	\$710.00				\$14,200
Replace toilet	20	EA	10	1	\$505.00				\$5,050
Replace showerhead and shower controls	10	EA	10	1	\$175.00				\$3,500
Replace bath accessories including towel racks and toilet paper holder	10	EA	10	1	\$125.00				\$2,500
Replace exhaust fan	15	EA	10	1	\$117.00				\$2,340
Dwelling Structures Totals						\$0	\$6,350	\$0	\$442,023

Property Name: Ridge Cut Homes

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
<u>Dwelling Equipment</u>									
Replace range (electric)	9	EA	10	5	\$535.00				\$10,700
Replace refrigerator	9	EA	10	5	\$560.00				\$11,200
Dwelling Equipment Totals						\$0	\$0	\$0	\$21,900
TOTALS - THIS DEVELOPMENT >>>						\$0	\$7,334	\$0	\$541,826

CA 44-06

**PHYSICAL NEEDS SUMMARY
FOR
YOLITO (CA044006)**

Yolito is located in the city of Yolo on Sacramento and Washington Streets. There are five dwelling buildings on the site which house a total of ten apartments. The buildings are single story duplex apartments with two and three bedroom sizes.

Bedroom Size	1	2	3	4	Total
No. of Apts.	0	4	6	0	10

Site

Fencing – Various heights of chain link fencing surrounds the development. The fencing appears to be in good condition and should not need to be replaced until later in the assessment period.

Grounds/Landscaping – Like the other rural properties, minimal landscaping exists at Yolito. The grass provides good ground coverage and no bare areas were identified during the site visit. No improvements are recommended at this time.

Parking/Drives – Parking for the apartments includes two small lots. One is located on the north side of the development while the other is located on the south side. These lots contain a total of 17 spaces. The asphalt at both lots are in fair condition. It is expected that these lots will need to be addressed within the next five years and resealed every five years after resurfacing. Accessible parking spaces should also be marked and have signs installed.

Sidewalks – Concrete sidewalks lead from the parking spaces to the front entrance of each unit. The sidewalks are in good condition. No major work is expected during the time period covered by this assessment.

Playground - A playground with a mulch base is located near the center of the property. Currently, the equipment is in good condition. Since it is in good condition, the playground should not need to be replaced until the latter stages of the assessment period. The mulch base should be monitored and maintained to help ensure child safety.

Trash Collection - Trash pickup is provided on a weekly basis by a private company. The cost of which is paid by Yolo County Housing. Each household is supplied a 65-gallon plastic container for disposal of garbage. There are no dumpsters located on the site.

Utilities - Utilities at the site include natural gas, electricity and water/sewer. The natural gas and electric utilities are paid by the resident. Therefore, those companies are responsible for maintain the distribution lines. Water and sewer is paid for by Yolo County Housing. YCH is responsible for maintaining the water and sewer lines from the master meter.

Outdoor Lighting – For added security, numerous security lights have been installed throughout the property. While these lights are in good condition now, plans should be made to replace them later in the assessment period.

Mailboxes - The development has cluster mailboxes with smaller individual boxes and larger shared boxes for packages. Plans should be made to replace these mailboxes periodically.

Clotheslines – Adjustable clotheslines with concrete pads should be installed adjacent to accessible units.

Exteriors

Roofing – The gabled roofs on each building have been covered with architectural shingles. These roofs were installed in 1999 with a shingle warranted for 40 years. Although it is highly unlikely that the shingles will last for the entire 40-year period, they should not need to be replaced in the timeframe covered by this assessment.

Foundations – The foundations are a 4” concrete slab built on grade. Although the area is prone to earthquakes, there were no serious foundation issues observed during the inspection.

Façade – The building exteriors include a combination of stucco and wood siding. While the materials are in good condition, both are showing signs of needing to be repainted. Painting should be completed within the next two to three years, if not sooner. Regularly scheduled painting should continue to be completed every five to seven years.

Windows - The single pane windows originally installed in the development were replaced in 2010 using funds from the American Recovery and Reinvestment Act. The new double pane windows are more energy efficient and should last throughout the period covered by this assessment.

Doors – Each unit has a total of four exterior doors which include front and rear entrances, a water heater closet and a storage closet. The six panel metal insulated front entrance doors are in good condition and do not need to be replaced at this time. The flush rear entrance doors have a window and appear to be older than the front doors. The remaining storage doors appear to be in good condition and should last a few more years before needing to be replaced.

Both the front and rear entrance include a heavy duty screen door which are also in good condition. Plans should be made to replace these doors every 7 to 10 years. Lever style hardware should be installed on all accessible unit exterior doors and screen doors. Lower peepholes should also be added to the exterior doors of accessible units.

Interiors

Although the apartments are cleaned, painted and minor repairs completed during turnover, no major interior renovations have taken place in the last fifteen years.

Kitchens - The kitchen should be upgraded as soon as possible by replacing the base and wall cabinets, countertops, range hood, sink, faucet, plumbing and cut-offs. Each apartment is equipped with a natural gas range and a refrigerator. The appliances are newer and will not need to be replaced for a few more years. Kitchen layouts that conform to accessibility regulations should be installed in accessible units.

Bathrooms - The bathrooms are another costly item that will need to be renovated as soon as possible. The bathtubs and fiberglass shower surrounds should be replaced and new shower controls installed. The existing toilets should be replaced with water-conserving models. If space permits, the wall-mounted sink should be replaced with a vanity/sink combination which would allow for additional storage. The exhaust fan should be replaced and the vinyl tile should be replaced with ceramic tile.

Doors – As an interior door is damaged beyond repair, it is replaced. Therefore, there is a mixture of older painted wood doors with stained smooth faced doors in the apartments. It is recommended that all doors be replaced with a six panel solid core door that can withstand harsh treatment.

Ceilings and Walls - HUD suggests that apartment interiors get painted at family developments every 5 to 7 years. Because the apartments are painted at turnover, many have been painted within this timeframe. Currently, the walls, ceilings and trim are painted the same color which reduces the interior appeal of the units. It is recommended that the walls be painted a different color than the ceilings and trim. This will enhance the marketability of the units at little cost.

Flooring - The majority of the current floor tile seems to be original and is made with asbestos. In past years, some of the asbestos tile has been tiled over with a vinyl composite tile (VCT). Both sets of tile have outlived their useful life and should be replaced during the kitchen and bath renovations. Care should be taken to ensure that the asbestos tile is properly removed and disposed.

Lighting - Lighting in each unit consists of 4' fluorescent fixtures in the kitchens and dining rooms. Living rooms, bathrooms, bedrooms, and halls have incandescent fixtures. The current fixtures do little to enhance the interior appeal and should be replaced as part of the interior renovation.

Life Safety – Each apartment is equipped with smoke detectors and a carbon monoxide detector. All of the equipment are placed in the proper areas of the apartment and are well within their expected useful life.

Washer and Dryers – The existing washer and dryer connections have reached the end of their useful lives. YCH should install new connections in the next year.

Systems

Electrical Service - The electrical panels, located outside next to the meter box, were replaced in the mid 1990's and are rated at 100 amps. Based on the typical life expectancy, these panels should not need to be replaced during the time period covered by this assessment.

Space Heating - Space heating and cooling is provided to each unit via a roof mounted forced-air natural gas furnace and central air conditioning packaged system. According to YCH records, these

units were installed in 1998 and are nearing the end of their useful life. Plans should be made to replace these systems in the near future.

Thermostats in the accessible units will need to be lowered to a maximum height of 48 inches from the finished floor.

Water Heater - Hot water is supplied to each unit by an individual 40 gallon natural gas water heater. Of the four units inspected, three of the water heaters were at least 8 years old. YCH replaces water heaters on an as needed basis and RUL figures are for budgeting purposes.

Water and Sewer System – A sewer lift station is required to pump the wastewater from the development to the city's sewer system. This lift station should be upgraded in the next three years.

The plumbing supply and wastewater lines in the units have reached the end of their useful lives. Based on the increased maintenance reports, these pipes will need to be replaced in the near future.

Yolo County Housing

Physical Needs Assessment

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Site Improvement											
Replace chain-link fence	20	LF	750	10	\$25.50						
Upgrade sewer lift station	25	EA	1	3	\$35,000.00			\$35,000			
Reseal asphalt parking areas	5	SF	3,083	10	\$1.00						
Resurface asphalt parking areas	25	SF	3,083	5	\$6.00					\$18,498	
Define and mark accessible parking spaces, install sign	15	EA	1	1	\$200.00	\$200					
Install adjustable clothesline on a pad with clear access to unit entry at accessible unit	20	EA	1	1	\$1,775.00	\$1,775					
Replace pole-mounted security lighting	25	EA	4	15	\$750.00						
Replace cluster mailboxes	10	EA	1	5	\$650.00					\$650	
Replace playground equipment	15	EA	1	10	\$18,000.00						
Site Improvement Totals						\$1,975	\$0	\$35,000	\$0	\$19,148	\$0
Dwelling Structures											
Paint building exteriors	7	SF	8,660	2	\$0.63		\$5,456				
Replace exterior doors	25	EA	40	10	\$783.00						
Replace security screen doors	7	EA	20	5	\$260.00					\$5,200	

Yolo County Housing

Physical Needs Assessment

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace screen/storm door hardware with lever type at accessible unit	7	EA	1	1	\$50.00	\$50					
Replace exterior door hardware with lever type at accessible unit	25	EA	2	1	\$200.00	\$400					
Install lower peephole in front door at accessible unit	25	EA	1	1	\$50.00	\$50					
Lower thermostat to 48" max at accessible unit	15	EA	1	1	\$50.00	\$50					
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00	\$600					
Provide 30" wide work space with open knee hole fixed at 34" or less at accessible unit	20	EA	1	1	\$450.00	\$450					
Replace interior doors	30	EA	78	1	\$250.00	\$19,500					
Replace flooring (VCT and asbestos)	15	SF	7,400	1	\$4.50	\$33,300					
Replace natural gas water heater	10	EA	10	5	\$1,100.00					\$11,000	
Replace washer connection	25	EA	10	1	\$125.00	\$1,250					
Replace dryer outlet	25	EA	10	1	\$175.00	\$1,750					
Replace packaged rooftop HVAC system	15	EA	10	1	\$7,500.00	\$75,000					
Replace interior lighting	20	EA	78	1	\$145.00	\$11,310					
Replace smoke detector	10	EA	34	7	\$115.00						
Replace carbon monoxide detector	7	EA	10	5	\$115.00					\$1,150	
Replace kitchen cabinets	20	LF	162	1	\$204.00	\$33,048					
Replace kitchen countertops	10	LF	54	1	\$97.00	\$5,238					

Yolo County Housing

Physical Needs Assessment

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace vent hood	15	EA	10	1	\$195.00	\$1,950					
Replace kitchen sink and faucet	10	EA	10	1	\$975.00	\$9,750					
Upgrade unit plumbing	50	EA	10	1	\$5,000.00	\$50,000					
Replace fiberglass tub and 3-piece shower surround	20	EA	10	1	\$1,200.00	\$12,000					
Replace vanity including countertop and faucet	10	EA	10	1	\$710.00	\$7,100					
Replace toilet	20	EA	10	1	\$505.00	\$5,050					
Replace showerhead and shower controls	10	EA	10	1	\$175.00	\$1,750					
Replace bath accessories including towel racks and toilet paper holder	10	EA	10	1	\$125.00	\$1,250					
Replace exhaust fan	15	EA	10	1	\$117.00	\$1,170					
Dwelling Structures Totals						\$272,016	\$5,456	\$0	\$0	\$17,350	\$0

Yolo County Housing

Physical Needs Assessment

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
<u>Dwelling Equipment</u>											
Replace range (natural gas)	9	EA	10	5	\$535.00					\$5,350	
Replace refrigerator	9	EA	10	5	\$560.00					\$5,600	
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$10,950	\$0
TOTALS - THIS DEVELOPMENT >>>						\$273,991	\$5,456	\$35,000	\$0	\$47,448	\$0

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Site Improvement											
Replace chain-link fence	20	LF	750	10	\$25.50				\$19,125		
Upgrade sewer lift station	25	EA	1	3	\$35,000.00						
Reseal asphalt parking areas	5	SF	3,083	10	\$1.00				\$3,083		
Resurface asphalt parking areas	25	SF	3,083	5	\$6.00						
Define and mark accessible parking spaces, install sign	15	EA	1	1	\$200.00						
Install adjustable clothesline on a pad with clear access to unit entry at accessible unit	20	EA	1	1	\$1,775.00						
Replace pole-mounted security lighting	25	EA	4	15	\$750.00						
Replace cluster mailboxes	10	EA	1	5	\$650.00						
Replace playground equipment	15	EA	1	10	\$18,000.00				\$18,000		
Site Improvement Totals						\$0	\$0	\$0	\$40,208	\$0	\$0
Dwelling Structures											
Paint building exteriors	7	SF	8,660	2	\$0.63			\$5,456			
Replace exterior doors	25	EA	40	10	\$783.00				\$31,320		
Replace security screen doors	7	EA	20	5	\$260.00						\$5,200

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace screen/storm door hardware with lever type at accessible unit	7	EA	1	1	\$50.00		\$50				
Replace exterior door hardware with lever type at accessible unit	25	EA	2	1	\$200.00						
Install lower peephole in front door at accessible unit	25	EA	1	1	\$50.00						
Lower thermostat to 48" max at accessible unit	15	EA	1	1	\$50.00						
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00						
Provide 30" wide work space with open kneehole fixed at 34" or less at accessible unit	20	EA	1	1	\$450.00						
Replace interior doors	30	EA	78	1	\$250.00						
Replace flooring (VCT and asbestos)	15	SF	7,400	1	\$4.50						
Replace natural gas water heater	10	EA	10	5	\$1,100.00						
Replace washer connection	25	EA	10	1	\$125.00						
Replace dryer outlet	25	EA	10	1	\$175.00						
Replace packaged rooftop HVAC system	15	EA	10	1	\$7,500.00						
Replace interior lighting	20	EA	78	1	\$145.00						
Replace smoke detector	10	EA	34	7	\$115.00	\$3,910					
Replace carbon monoxide detector	7	EA	10	5	\$115.00						\$1,150
Replace kitchen cabinets	20	LF	162	1	\$204.00						
Replace kitchen countertops	10	LF	54	1	\$97.00					\$5,238	

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace vent hood	15	EA	10	1	\$195.00						
Replace kitchen sink and faucet	10	EA	10	1	\$975.00					\$9,750	
Upgrade unit plumbing	50	EA	10	1	\$5,000.00						
Replace fiberglass tub and 3-piece shower surround	20	EA	10	1	\$1,200.00						
Replace vanity including countertop and faucet	10	EA	10	1	\$710.00					\$7,100	
Replace toilet	20	EA	10	1	\$505.00						
Replace showerhead and shower controls	10	EA	10	1	\$175.00					\$1,750	
Replace bath accessories including towel racks and toilet paper holder	10	EA	10	1	\$125.00					\$1,250	
Replace exhaust fan	15	EA	10	1	\$117.00						
Dwelling Structures Totals						\$3,910	\$50	\$5,456	\$31,320	\$25,088	\$6,350

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
<u>Dwelling Equipment</u>											
Replace range (natural gas)	9	EA	10	5	\$535.00						
Replace refrigerator	9	EA	10	5	\$560.00						
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$3,910	\$50	\$5,456	\$71,528	\$25,088	\$6,350

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Site Improvement										
Replace chain-link fence	20	LF	750	10	\$25.50					
Upgrade sewer lift station	25	EA	1	3	\$35,000.00					
Reseal asphalt parking areas	5	SF	3,083	10	\$1.00			\$3,083		
Resurface asphalt parking areas	25	SF	3,083	5	\$6.00					
Define and mark accessible parking spaces, install sign	15	EA	1	1	\$200.00				\$200	
Install adjustable clothesline on a pad with clear access to unit entry at accessible unit	20	EA	1	1	\$1,775.00					
Replace pole-mounted security lighting	25	EA	4	15	\$750.00			\$3,000		
Replace cluster mailboxes	10	EA	1	5	\$650.00			\$650		
Replace playground equipment	15	EA	1	10	\$18,000.00					
Site Improvement Totals						\$0	\$0	\$6,733	\$200	\$0
Dwelling Structures										
Paint building exteriors	7	SF	8,660	2	\$0.63				\$5,456	
Replace exterior doors	25	EA	40	10	\$783.00					
Replace security screen doors	7	EA	20	5	\$260.00					

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace screen/storm door hardware with lever type at accessible unit	7	EA	1	1	\$50.00			\$50		
Replace exterior door hardware with lever type at accessible unit	25	EA	2	1	\$200.00					
Install lower peephole in front door at accessible unit	25	EA	1	1	\$50.00					
Lower thermostat to 48" max at accessible unit	15	EA	1	1	\$50.00				\$50	
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00					
Provide 30" wide work space with open kneehole fixed at 34" or less at accessible unit	20	EA	1	1	\$450.00					
Replace interior doors	30	EA	78	1	\$250.00					
Replace flooring (VCT and asbestos)	15	SF	7,400	1	\$4.50				\$33,300	
Replace natural gas water heater	10	EA	10	5	\$1,100.00			\$11,000		
Replace washer connection	25	EA	10	1	\$125.00					
Replace dryer outlet	25	EA	10	1	\$175.00					
Replace packaged rooftop HVAC system	15	EA	10	1	\$7,500.00				\$75,000	
Replace interior lighting	20	EA	78	1	\$145.00					
Replace smoke detector	10	EA	34	7	\$115.00					\$3,910
Replace carbon monoxide detector	7	EA	10	5	\$115.00					
Replace kitchen cabinets	20	LF	162	1	\$204.00					
Replace kitchen countertops	10	LF	54	1	\$97.00					

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace vent hood	15	EA	10	1	\$195.00				\$1,950	
Replace kitchen sink and faucet	10	EA	10	1	\$975.00					
Upgrade unit plumbing	50	EA	10	1	\$5,000.00					
Replace fiberglass tub and 3-piece shower surround	20	EA	10	1	\$1,200.00					
Replace vanity including countertop and faucet	10	EA	10	1	\$710.00					
Replace toilet	20	EA	10	1	\$505.00					
Replace showerhead and shower controls	10	EA	10	1	\$175.00					
Replace bath accessories including towel racks and toilet paper holder	10	EA	10	1	\$125.00					
Replace exhaust fan	15	EA	10	1	\$117.00				\$1,170	
Dwelling Structures Totals						\$0	\$0	\$11,050	\$116,926	\$3,910

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
<u>Dwelling Equipment</u>										
Replace range (natural gas)	9	EA	10	5	\$535.00		\$5,350			
Replace refrigerator	9	EA	10	5	\$560.00		\$5,600			
Dwelling Equipment Totals						\$0	\$10,950	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$0	\$10,950	\$17,783	\$117,126	\$3,910

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Site Improvement									
Replace chain-link fence	20	LF	750	10	\$25.50				\$19,125
Upgrade sewer lift station	25	EA	1	3	\$35,000.00				\$35,000
Reseal asphalt parking areas	5	SF	3,083	10	\$1.00			\$3,083	\$9,249
Resurface asphalt parking areas	25	SF	3,083	5	\$6.00				\$18,498
Define and mark accessible parking spaces, install sign	15	EA	1	1	\$200.00				\$400
Install adjustable clothesline on a pad with clear access to unit entry at accessible unit	20	EA	1	1	\$1,775.00				\$1,775
Replace pole-mounted security lighting	25	EA	4	15	\$750.00				\$3,000
Replace cluster mailboxes	10	EA	1	5	\$650.00				\$1,300
Replace playground equipment	15	EA	1	10	\$18,000.00				\$18,000
Site Improvement Totals						\$0	\$0	\$3,083	\$106,347
Dwelling Structures									
Paint building exteriors	7	SF	8,660	2	\$0.63				\$16,367
Replace exterior doors	25	EA	40	10	\$783.00				\$31,320
Replace security screen doors	7	EA	20	5	\$260.00		\$5,200		\$15,600

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace screen/storm door hardware with lever type at accessible unit	7	EA	1	1	\$50.00				\$150
Replace exterior door hardware with lever type at accessible unit	25	EA	2	1	\$200.00				\$400
Install lower peephole in front door at accessible unit	25	EA	1	1	\$50.00				\$50
Lower thermostat to 48" max at accessible unit	15	EA	1	1	\$50.00				\$100
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00				\$600
Provide 30" wide work space with open kneehole fixed at 34" or less at accessible unit	20	EA	1	1	\$450.00				\$450
Replace interior doors	30	EA	78	1	\$250.00				\$19,500
Replace flooring (VCT and asbestos)	15	SF	7,400	1	\$4.50				\$66,600
Replace natural gas water heater	10	EA	10	5	\$1,100.00				\$22,000
Replace washer connection	25	EA	10	1	\$125.00				\$1,250
Replace dryer outlet	25	EA	10	1	\$175.00				\$1,750
Replace packaged rooftop HVAC system	15	EA	10	1	\$7,500.00				\$150,000
Replace interior lighting	20	EA	78	1	\$145.00				\$11,310
Replace smoke detector	10	EA	34	7	\$115.00				\$7,820
Replace carbon monoxide detector	7	EA	10	5	\$115.00		\$1,150		\$3,450
Replace kitchen cabinets	20	LF	162	1	\$204.00				\$33,048
Replace kitchen countertops	10	LF	54	1	\$97.00				\$10,476

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace vent hood	15	EA	10	1	\$195.00				\$3,900
Replace kitchen sink and faucet	10	EA	10	1	\$975.00				\$19,500
Upgrade unit plumbing	50	EA	10	1	\$5,000.00				\$50,000
Replace fiberglass tub and 3-piece shower surround	20	EA	10	1	\$1,200.00				\$12,000
Replace vanity including countertop and faucet	10	EA	10	1	\$710.00				\$14,200
Replace toilet	20	EA	10	1	\$505.00				\$5,050
Replace showerhead and shower controls	10	EA	10	1	\$175.00				\$3,500
Replace bath accessories including towel racks and toilet paper holder	10	EA	10	1	\$125.00				\$2,500
Replace exhaust fan	15	EA	10	1	\$117.00				\$2,340
Dwelling Structures Totals						\$0	\$6,350	\$0	\$505,231

Property Name: Yolito

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Dwelling Equipment									
Replace range (natural gas)	9	EA	10	5	\$535.00				\$10,700
Replace refrigerator	9	EA	10	5	\$560.00				\$11,200
Dwelling Equipment Totals						\$0	\$0	\$0	\$21,900
TOTALS - THIS DEVELOPMENT >>>						\$0	\$6,350	\$3,083	\$633,478

CA 44-07



**PHYSICAL NEEDS SUMMARY
FOR
DONNELLY CIRCLE (CA044007)**

The apartments at the Donnelly Circle development are located in Woodland and were built in the early 1960's. There are twenty-seven dwelling buildings on the site which house a total of seventy-two apartments. The buildings are a combination of single story duplex and quadplex apartments with bedroom sizes ranging from one to four bedrooms.

Bedroom Size	1	2	3	4	Total
No. of Apts.	8	28	24	12	72

Site

Development Entry - Donnelly Circle can be accessed from two entrances on Lemen Avenue and one entrance on Matmor Road. No improvements to the entrances are required at this time.

Fencing - A chain link fence separates the development from the pallet yard on the north side of the development. This fence will need to be replaced in approximately 15 years.

Grounds/Landscaping - During the site visit it was noted that the Authority is experiencing problems with the irrigation system, particularly broken and leaking valves. The Authority should repair these issues as soon as possible.

Parking/Drives - Ample parking is provided to the residents on all four sides of the development. While the asphalt is currently in good condition, it will need to be resurfaced in approximately 14 years. YCH will need to maintain the asphalt by resealing it every five years.

Sidewalks - Concrete sidewalks lead from the parking area to the dwelling units. The sidewalks are in excellent condition and will not need to be improved during the next twenty years. YCH should install additional sidewalk at unit 1323 to connect the perimeter to the interior.

Playground - The playground equipment at Donnelly Circle was recently installed and remains in good condition. In contrast to the playgrounds at other developments, this playground has a poured

rubber base instead of a mulch base. The rubber base has a longer useful life than traditional mulch, but it is also a much more expensive option.

Trash Collection - Trash pickup is provided on a weekly basis by a private company. The cost of which is paid by Yolo County Housing. Each household is supplied a 65-gallon plastic container for disposal of garbage. There are no dumpsters located on the site.

Utilities - Utilities at the site include natural gas, electricity and water/sewer. The natural gas and electric utilities are paid by the resident. Therefore, those companies are responsible for maintain the distribution lines. Water and sewer is paid for by Yolo County Housing. YCH is responsible for maintaining the water and sewer lines from the master meter.

Outdoor Lighting – For added security, numerous security lights have been installed throughout the property. While these lights are in good condition now, plans should be made to replace them later in the assessment period.

Mailboxes - Two sets of group mailboxes are located at the site. Each contains smaller individual boxes with larger shared boxes for larger packages. These mailboxes will need to be replaced in approximately five years.

Clotheslines – Adjustable clotheslines with concrete pads should be installed adjacent to the accessible units.

Exteriors

Roofing - The roofs were replaced in 1998. Based on the estimated life of the replacement shingles used, they will not need to be replaced in the time period covered by this assessment. However, when the Authority does replace the roofing, installing soffit and gutters to each building should be considered.

Foundations – The foundations are a 4” concrete slab built on grade. Although the area is prone to earthquakes, there were no serious foundation issues observed during the inspection.

Façade - The stucco exteriors require minimal maintenance. According to YCH records, the exteriors were last painted in 1999. While the paint still looks to be in good condition currently, painting will need to be completed within the next five years to maintain the appearance of the property.

Windows - The Authority has installed double pane sliding windows throughout the development. These windows have more than 20 years of useful life remaining. Standard duty screens are installed on each window. The Authority should closely monitor the condition of these screens as they typically have a shorter useful life.

Doors - The metal insulated exterior doors and sliding glass doors are in good condition and do not need to be replaced at this time. The heavy duty screen doors are also in good condition. Lower peepholes and lever style hardware are required to be installed at all accessible units. Small ramps at the sliding glass doors should also be installed.

Interiors

Kitchens - The kitchen should be upgraded in approximately three years by replacing the base and wall cabinets, countertops, sink, faucet, plumbing and cut-offs. YCH supplies each unit with a natural gas range, exhaust fan, and a refrigerator. The typical life expectancy for a natural gas range used in a family public housing development is approximately 7 to 9 years. The typical refrigerator is expected to last between 9 and 12 years. When the kitchens are modernized the exhaust fan should be replaced with a vent hood.

Kitchen cabinets that conform to accessibility standards should be installed in the accessible units. These cabinets must meet height and knee space restrictions.

Bathrooms - The bathrooms are another costly item that needs to be renovated. The bath tub and shower surround should be replaced and new shower controls installed. The existing toilets should be replaced with ultra water-conserving models. The wall-mount sink should be replaced with a vanity/sink combination which would allow for additional storage. The exhaust fan should also be replaced. To get a longer useful life from the bathrooms, ceramic tile should replace the vinyl tile flooring.

Accessible units should not have new vanities installed; however, new wall-mount sinks are acceptable. The exposed pipes must be insulated. The medicine cabinets should also be lowered to a height of no more than 40 inches from the floor.

Doors - The smooth faced interior doors are in excellent condition. Some older accordion doors are installed in the bedroom closets. These doors have reached the end of their useful lives and should be replaced with a standard door.

Ceilings and Walls - HUD suggests that apartment interiors get painted at family developments every five to seven years. Because the apartments are painted at turnover, many have been painted within this timeframe. Funds should be allocated to paint the remainder.

Flooring - The current floor tile has reached the end of its useful life. It is made with asbestos and will be costly to remove. It also makes the interior look dated. Care should be taken to ensure that the tile is properly removed and disposed. Replacement is recommended along with the other interior improvements.

Lighting - Lighting in each apartment consists of 4' fluorescent fixtures in the kitchens and dining rooms. Living rooms, bathrooms, bedrooms, and halls have incandescent fixtures. It is recommended that the interior lighting be upgraded throughout the development with the other interior renovations.

Life Safety – Each apartment is equipped with smoke detectors and a carbon monoxide detector. All of the equipment are placed in the proper areas of the apartment and are well within their expected useful life.

Systems

Electrical Service - The electric service panels at Donnelly Circle will reach the end of their useful lives in approximately six years. At that time the panels should be upgraded to a capacity of at least 150 amps.

Space Heating and Cooling - Space heating and cooling is provided to each apartment via a packaged forced-air natural gas furnace and central air conditioner which is located on the roof. These packaged units were installed in 1998. Plans should be made to replace them in the near future.

Water Heater - Hot water is supplied to each apartment by an individual 40 gallon natural gas water heater. YCH replaces water heaters on an as needed basis. The RUL is for budgeting purposes.

Yolo County Housing

Physical Needs Assessment

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Site Improvement											
Replace chain-link fence	20	LF	1,750	15	\$25.50						
Repair irrigation system	20	LS	1	1	\$3,500.00	\$3,500					
Reseal asphalt drive and parking areas	5	SF	47,070	4	\$1.00				\$47,070		
Resurface asphalt drive and parking areas	25	SF	47,070	14	\$6.00						
Add 4' sidewalk to connect perimeter to interior around unit 1323 (2 places)	30	LF	8	1	\$17.00	\$136					
Install adjustable clothesline on a pad with clear access to unit entry at accessible units	20	EA	4	1	\$1,175.00	\$4,700					
Replace cluster mailboxes	10	EA	9	5	\$650.00					\$5,850	
Replace pole-mounted security lighting	25	EA	14	15	\$750.00						
Replace playground equipment	15	EA	2	13	\$30,000.00						
Site Improvement Totals						\$8,336	\$0	\$0	\$47,070	\$5,850	\$0
Dwelling Structures											
Paint building exteriors	7	SF	45,240	5	\$0.63					\$28,501	
Replace exterior doors	25	EA	189	8	\$783.00						
Replace screen doors	7	EA	72	8	\$260.00						

Yolo County Housing

Physical Needs Assessment

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace sliding glass doors	25	EA	72	18	\$1,975.00						
Replace exterior screen door hardware with lever type	7	EA	4	1	\$50.00	\$200					
Replace exterior entry door hardware with lever type	25	EA	4	1	\$200.00	\$800					
Install lower peephole in front door	25	EA	1	1	\$50.00	\$50					
Install small ramps at rear sliding door to minimize thresholds	25	EA	4	1	\$180.00	\$720					
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	4	1	\$600.00	\$2,400					
Provide 30" wide work space with open knee hole fixed at 34" or less	20	EA	4	1	\$450.00	\$1,800					
Remount wall cabinets at a maximum height of 48"	20	EA	1	1	\$300.00	\$300					
Remount medicine cabinet at height of 40" or less from floor to bottom of mirror	10	EA	4	1	\$250.00	\$1,000					
Insulate HW supply and drain pipes on bathroom sink	10	EA	3	1	\$50.00	\$150					
Replace interior doors	30	EA	572	8	\$250.00						
Replace vinyl tile flooring	15	SF	67,752	3	\$4.50			\$304,884			
Replace water heater	10	EA	72	7	\$1,100.00						
Replace electric panel	50	EA	72	6	\$2,750.00						\$198,000
Replace packaged rooftop HVAC system	15	EA	72	6	\$7,500.00						\$540,000
Replace interior lighting	20	EA	664	3	\$145.00			\$96,280			
Replace smoke detector	10	EA	256	7	\$115.00						

Yolo County Housing

Physical Needs Assessment

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace carbon monoxide detector	7	EA	72	5	\$115.00					\$8,280	
Replace kitchen cabinets	20	LF	1,720	3	\$204.00			\$350,880			
Replace kitchen countertops	10	LF	716	3	\$97.00			\$69,452			
Replace exhaust fan with vent hood	15	EA	72	9	\$195.00						
Replace kitchen sink and faucet	10	EA	72	3	\$975.00			\$70,200			
Replace fiberglass tub and 3-piece shower surround	20	EA	72	4	\$1,200.00				\$86,400		
Install vanity including countertop and faucet	10	EA	84	4	\$710.00				\$59,640		
Install ceramic tile in bathroom	30	SF	2,940	4	\$9.20				\$27,048		
Replace toilet	20	EA	84	4	\$505.00				\$42,420		
Replace showerhead and shower controls	10	EA	72	4	\$175.00				\$12,600		
Replace bath accessories including towel racks and toilet paper holder	10	EA	84	4	\$125.00				\$10,500		
Replace exhaust fan	15	EA	84	4	\$117.00				\$9,828		
Dwelling Structures Totals						\$7,420	\$0	\$891,696	\$248,436	\$36,781	\$738,000

Yolo County Housing

Physical Needs Assessment

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
<u>Dwelling Equipment</u>											
Replace range	9	EA	72	9	\$535.00						
Replace refrigerator	9	EA	72	9	\$560.00						
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>					.	\$15,756	\$0	\$891,696	\$295,506	\$42,631	\$738,000

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Site Improvement											
Replace chain-link fence	20	LF	1,750	15	\$25.50						
Repair irrigation system	20	LS	1	1	\$3,500.00						
Reseal asphalt drive and parking areas	5	SF	47,070	4	\$1.00			\$47,070			
Resurface asphalt drive and parking areas	25	SF	47,070	14	\$6.00						
Add 4' sidewalk to connect perimeter to interior around unit 1323 (2 places)	30	LF	8	1	\$17.00						
Install adjustable clothesline on a pad with clear access to unit entry at accessible units	20	EA	4	1	\$1,175.00						
Replace cluster mailboxes	10	EA	9	5	\$650.00						
Replace pole-mounted security lighting	25	EA	14	15	\$750.00						
Replace playground equipment	15	EA	2	13	\$30,000.00						
Site Improvement Totals						\$0	\$0	\$47,070	\$0	\$0	\$0
Dwelling Structures											
Paint building exteriors	7	SF	45,240	5	\$0.63						\$28,501
Replace exterior doors	25	EA	189	8	\$783.00		\$147,987				
Replace screen doors	7	EA	72	8	\$260.00		\$18,720				

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace sliding glass doors	25	EA	72	18	\$1,975.00						
Replace exterior screen door hardware with lever type	7	EA	4	1	\$50.00		\$200				
Replace exterior entry door hardware with lever type	25	EA	4	1	\$200.00						
Install lower peephole in front door	25	EA	1	1	\$50.00						
Install small ramps at rear sliding door to minimize thresholds	25	EA	4	1	\$180.00						
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	4	1	\$600.00						
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	4	1	\$450.00						
Remount wall cabinets at a maximum height of 48"	20	EA	1	1	\$300.00						
Remount medicine cabinet at height of 40" or less from floor to bottom of mirror	10	EA	4	1	\$250.00					\$1,000	
Insulate HW supply and drain pipes on bathroom sink	10	EA	3	1	\$50.00					\$150	
Replace interior doors	30	EA	572	8	\$250.00		\$143,000				
Replace vinyl tile flooring	15	SF	67,752	3	\$4.50						
Replace water heater	10	EA	72	7	\$1,100.00	\$79,200					
Replace electric panel	50	EA	72	6	\$2,750.00						
Replace packaged rooftop HVAC system	15	EA	72	6	\$7,500.00						
Replace interior lighting	20	EA	664	3	\$145.00						
Replace smoke detector	10	EA	256	7	\$115.00	\$29,440					

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace carbon monoxide detector	7	EA	72	5	\$115.00						\$8,280
Replace kitchen cabinets	20	LF	1,720	3	\$204.00						
Replace kitchen countertops	10	LF	716	3	\$97.00						
Replace exhaust fan with vent hood	15	EA	72	9	\$195.00			\$14,040			
Replace kitchen sink and faucet	10	EA	72	3	\$975.00						
Replace fiberglass tub and 3-piece shower surround	20	EA	72	4	\$1,200.00						
Install vanity including countertop and faucet	10	EA	84	4	\$710.00						
Install ceramic tile in bathroom	30	SF	2,940	4	\$9.20						
Replace toilet	20	EA	84	4	\$505.00						
Replace showerhead and shower controls	10	EA	72	4	\$175.00						
Replace bath accessories including towel racks and toilet paper holder	10	EA	84	4	\$125.00						
Replace exhaust fan	15	EA	84	4	\$117.00						
Dwelling Structures Totals						\$108,640	\$309,907	\$14,040	\$0	\$1,150	\$36,781

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
<u>Dwelling Equipment</u>											
Replace range	9	EA	72	9	\$535.00			\$38,520			
Replace refrigerator	9	EA	72	9	\$560.00			\$40,320			
Dwelling Equipment Totals						\$0	\$0	\$78,840	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$108,640	\$309,907	\$139,950	\$0	\$1,150	\$36,781

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Site Improvement										
Replace chain-link fence	20	LF	1,750	15	\$25.50			\$44,625		
Repair irrigation system	20	LS	1	1	\$3,500.00					
Reseal asphalt drive and parking areas	5	SF	47,070	4	\$1.00		\$47,070			
Resurface asphalt drive and parking areas	25	SF	47,070	14	\$6.00		\$282,420			
Add 4' sidewalk to connect perimeter to interior around unit 1323 (2 places)	30	LF	8	1	\$17.00					
Install adjustable clothesline on a pad with clear access to unit entry at accessible units	20	EA	4	1	\$1,175.00					
Replace cluster mailboxes	10	EA	9	5	\$650.00			\$5,850		
Replace pole-mounted security lighting	25	EA	14	15	\$750.00			\$10,500		
Replace playground equipment	15	EA	2	13	\$30,000.00	\$60,000				
Site Improvement Totals						\$60,000	\$329,490	\$60,975	\$0	\$0
Dwelling Structures										
Paint building exteriors	7	SF	45,240	5	\$0.63					
Replace exterior doors	25	EA	189	8	\$783.00					
Replace screen doors	7	EA	72	8	\$260.00			\$18,720		

RUL = Remaining Useful Life

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace sliding glass doors	25	EA	72	18	\$1,975.00					
Replace exterior screen door hardware with lever type	7	EA	4	1	\$50.00			\$200		
Replace exterior entry door hardware with lever type	25	EA	4	1	\$200.00					
Install lower peephole in front door	25	EA	1	1	\$50.00					
Install small ramps at rear sliding door to minimize thresholds	25	EA	4	1	\$180.00					
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	4	1	\$600.00					
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	4	1	\$450.00					
Remount wall cabinets at a maximum height of 48"	20	EA	1	1	\$300.00					
Remount medicine cabinet at height of 40" or less from floor to bottom of mirror	10	EA	4	1	\$250.00					
Insulate HW supply and drain pipes on bathroom sink	10	EA	3	1	\$50.00					
Replace interior doors	30	EA	572	8	\$250.00					
Replace vinyl tile flooring	15	SF	67,752	3	\$4.50					
Replace water heater	10	EA	72	7	\$1,100.00					\$79,200
Replace electric panel	50	EA	72	6	\$2,750.00					
Replace packaged rooftop HVAC system	15	EA	72	6	\$7,500.00					
Replace interior lighting	20	EA	664	3	\$145.00					
Replace smoke detector	10	EA	256	7	\$115.00					\$29,440

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace carbon monoxide detector	7	EA	72	5	\$115.00					
Replace kitchen cabinets	20	LF	1,720	3	\$204.00					
Replace kitchen countertops	10	LF	716	3	\$97.00	\$69,452				
Replace exhaust fan with vent hood	15	EA	72	9	\$195.00					
Replace kitchen sink and faucet	10	EA	72	3	\$975.00	\$70,200				
Replace fiberglass tub and 3-piece shower surround	20	EA	72	4	\$1,200.00					
Install vanity including countertop and faucet	10	EA	84	4	\$710.00		\$59,640			
Install ceramic tile in bathroom	30	SF	2,940	4	\$9.20					
Replace toilet	20	EA	84	4	\$505.00					
Replace showerhead and shower controls	10	EA	72	4	\$175.00		\$12,600			
Replace bath accessories including towel racks and toilet paper holder	10	EA	84	4	\$125.00		\$10,500			
Replace exhaust fan	15	EA	84	4	\$117.00					
Dwelling Structures Totals						\$139,652	\$82,740	\$18,920	\$0	\$108,640

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Dwelling Equipment										
Replace range	9	EA	72	9	\$535.00					
Replace refrigerator	9	EA	72	9	\$560.00					
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$199,652	\$412,230	\$79,895	\$0	\$108,640

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
<u>Site Improvement</u>									
Replace chain-link fence	20	LF	1,750	15	\$25.50				\$44,625
Repair irrigation system	20	LS	1	1	\$3,500.00				\$3,500
Reseal asphalt drive and parking areas	5	SF	47,070	4	\$1.00		\$47,070		\$188,280
Resurface asphalt drive and parking areas	25	SF	47,070	14	\$6.00				\$282,420
Add 4' sidewalk to connect perimeter to interior around unit 1323 (2 places)	30	LF	8	1	\$17.00				\$136
Install adjustable clothesline on a pad with clear access to unit entry at accessible units	20	EA	4	1	\$1,175.00				\$4,700
Replace cluster mailboxes	10	EA	9	5	\$650.00				\$11,700
Replace pole-mounted security lighting	25	EA	14	15	\$750.00				\$10,500
Replace playground equipment	15	EA	2	13	\$30,000.00				\$60,000
Site Improvement Totals						\$0	\$47,070	\$0	\$605,861
<u>Dwelling Structures</u>									
Paint building exteriors	7	SF	45,240	5	\$0.63		\$28,501		\$85,504
Replace exterior doors	25	EA	189	8	\$783.00				\$147,987
Replace screen doors	7	EA	72	8	\$260.00				\$37,440

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace sliding glass doors	25	EA	72	18	\$1,975.00	\$142,200			\$142,200
Replace exterior screen door hardware with lever type	7	EA	4	1	\$50.00				\$600
Replace exterior entry door hardware with lever type	25	EA	4	1	\$200.00				\$800
Install lower peephole in front door	25	EA	1	1	\$50.00				\$50
Install small ramps at rear sliding door to minimize thresholds	25	EA	4	1	\$180.00				\$720
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	4	1	\$600.00				\$2,400
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	4	1	\$450.00				\$1,800
Remount wall cabinets at a maximum height of 48"	20	EA	1	1	\$300.00				\$300
Remount medicine cabinet at height of 40" or less from floor to bottom of mirror	10	EA	4	1	\$250.00				\$2,000
Insulate HW supply and drain pipes on bathroom sink	10	EA	3	1	\$50.00				\$300
Replace interior doors	30	EA	572	8	\$250.00				\$143,000
Replace vinyl tile flooring	15	SF	67,752	3	\$4.50	\$304,884			\$609,768
Replace water heater	10	EA	72	7	\$1,100.00				\$158,400
Replace electric panel	50	EA	72	6	\$2,750.00				\$198,000
Replace packaged rooftop HVAC system	15	EA	72	6	\$7,500.00				\$540,000
Replace interior lighting	20	EA	664	3	\$145.00				\$96,280
Replace smoke detector	10	EA	256	7	\$115.00				\$58,880

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace carbon monoxide detector	7	EA	72	5	\$115.00		\$8,280		\$24,840
Replace kitchen cabinets	20	LF	1,720	3	\$204.00				\$350,880
Replace kitchen countertops	10	LF	716	3	\$97.00				\$138,904
Replace exhaust fan with vent hood	15	EA	72	9	\$195.00				\$14,040
Replace kitchen sink and faucet	10	EA	72	3	\$975.00				\$140,400
Replace fiberglass tub and 3-piece shower surround	20	EA	72	4	\$1,200.00				\$86,400
Install vanity including countertop and faucet	10	EA	84	4	\$710.00				\$119,280
Install ceramic tile in bathroom	30	SF	2,940	4	\$9.20				\$27,048
Replace toilet	20	EA	84	4	\$505.00				\$42,420
Replace showerhead and shower controls	10	EA	72	4	\$175.00				\$25,200
Replace bath accessories including towel racks and toilet paper holder	10	EA	84	4	\$125.00				\$21,000
Replace exhaust fan	15	EA	84	4	\$117.00		\$9,828		\$19,656
Dwelling Structures Totals						\$447,084	\$46,609	\$0	\$3,236,497

Property Name: Donnelly Circle

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
<u>Dwelling Equipment</u>									
Replace range	9	EA	72	9	\$535.00	\$38,520			\$77,040
Replace refrigerator	9	EA	72	9	\$560.00	\$40,320			\$80,640
Dwelling Equipment Totals						\$78,840	\$0	\$0	\$157,680
TOTALS - THIS DEVELOPMENT >>>						\$525,924	\$93,679	\$0	\$4,000,038

CA 44-08

**PHYSICAL NEEDS SUMMARY
FOR
EL RIO VILLA II (CA044008)**

El Rio Villa II is located on Myrtle Drive in Winters. The apartments were built in the early 1960's. There are thirteen dwelling buildings in the development which house a total of twenty-six apartments. The buildings include a combination of single story duplex and two story townhouse apartments with sizes ranging from one to four bedrooms.

Bedroom Size	1	2	3	4	Total
No. of Apts.	2	12	8	4	26

Site

Development Entry - There is one entrance to the development from Russell Boulevard. The Authority has not installed signage at this entrance; however, a thick row of shrubs buffers the development from Russell Boulevard and no improvements are needed at this time.

Grounds/Landscaping - YCH has installed new landscaping to one unit in El Rio Villa II. This experimental landscaping consists of mulch, rocks and native plants. It is designed to be very drought tolerant and reduce the amount of water needed to maintain sodded yards. Changing the landscaping is an expensive proposition and depending on the success of this single unit, the Authority may choose to expand to additional areas.

Parking/Drives – YCH is in the process of resurfacing the asphalt road and parking areas. Every five years the asphalt should be resealed to maximize its useful life.

Sidewalks - Unlike the asphalt, the sidewalks are in good condition and will not need to be replaced.

Playground - The playground is currently in good condition. The Authority will need to replace the equipment in approximately 15 years. During that time the mulch base will need to be periodically refreshed.

Trash Collection - Trash pickup is provided on a weekly basis by a private company. The cost of which is paid by Yolo County Housing. Each household is supplied a 65-gallon plastic container for disposal of garbage. There are no dumpsters located on the site.

Utilities - Utilities at the site include natural gas, electricity and water/sewer. The natural gas and electric utilities are paid by the resident. Therefore, those companies are responsible for maintain the distribution lines. Water and sewer is paid for by Yolo County Housing. YCH is responsible for maintaining the water and sewer lines from the master meter.

Outdoor Lighting – For added security, numerous security lights have been installed throughout the property. While these lights are in good condition now, plans should be made to replace them later in the assessment period.

Mailboxes - Group mailboxes are located at the site. Smaller boxes are provided for each unit and larger boxes are shared for package delivery. These mailboxes will need to be replaced in approximately five years.

Clotheslines – Adjustable clotheslines with concrete slabs should be installed adjacent to each accessible unit.

Exteriors

Roofing - The roofs were replaced in 1999 with a shingle warranted for 40 years. Although it is highly unlikely that the shingles will last the full 40 year period, they will not need to be replaced during the next 20 years. When the Authority replaces the shingles it will also need to replace the fascia and soffits and should consider installing gutters.

Foundations – The foundations are a 4” concrete slab built on grade. Although the area is prone to earthquakes, there were no serious foundation issues observed during the inspection.

Façade - According to YCH records, the exteriors were last painted in 1998. While no peeling paint was observed, the stucco exteriors will need to be painted within the next five years to maintain their appearance.

Windows - The double pane windows are in good condition. They have at least 20 years of useful life remaining. Standard screens are installed. Their condition should be monitored as they are easily damaged.

Doors - The metal insulated exterior doors are in good condition and do not need to be replaced at this time. The heavy duty screen doors are also in good condition. The sliding glass doors will need to be replaced with the windows. Lever style hardware should be installed on all exterior doors and screen doors at the accessible units.

Interiors

Although the apartments are cleaned, painted and minor repairs completed during turnover, no major interior renovations have taken place in the last fifteen years. Recently the one bedroom duplex building was damaged by a fire. Due to the reconstruction of both units, some of the interior renovations will not follow the same timeline as the other units in the development.

Kitchens - The kitchen should be upgraded within three years by replacing the base and wall cabinets, countertops, range hood, sink, faucet, plumbing and cut-offs. YCH supplies each unit with a natural gas range and a refrigerator. The typical life expectancy for a natural gas range used in a family public housing development is approximately 7 to 9 years. The typical refrigerator is expected to last between 9 and 12 years.

Accessible units should have kitchen layouts installed that conform to accessibility regulations. Proper height and knee space requirements must be met.

Bathrooms - The bathrooms are another costly item that needs to be renovated soon after the kitchens. The bath tub and shower surround should be replaced and new shower controls installed. The existing toilets should be replaced with ultra water-conserving models. The sink should be replaced with a vanity/sink combination which would allow for additional storage. Ceramic floor tile should be installed and the exhaust fan should also be replaced.

To meet accessibility standards, YCH will need to install grab bars at the commodes in the accessible units and insulate the supply and drain pipes.

Doors - While the doors are currently in good condition, it was noted during the site visit that several closets were missing doors. The Authority should install doors at these openings. All accessible units should have lever style hardware installed on the doors.

Ceilings and Walls - HUD suggests that apartment interiors get painted at family developments every 5 to 7 years. Because the apartments are painted at turnover, many have been painted within this timeframe. Funds should be allocated to paint the remainder.

Flooring - The current floor tile is made with asbestos and will be costly to remove. Care should be taken to ensure that the tile is properly removed and disposed.

Stairs - The townhouse units have wooden stairs that are covered with a vinyl tread. These treads are nearing the end of their useful lives and should be replaced with the vinyl flooring.

Lighting - Lighting in each unit consists of four foot long fluorescent fixtures in the kitchens and dining rooms. Living rooms, bathrooms, bedrooms, and halls have incandescent fixtures. In approximately three years the Authority should upgrade the interior lighting throughout the development.

Life Safety – Each apartment is equipped with smoke detectors and a carbon monoxide detector. All of the equipment are placed in the proper areas of the apartment and are well within their expected useful life.

Systems

Electrical Service - The electric panels are located inside the apartments. Based on the typical life expectancy, these panels should not need to be replaced during the time period covered by this assessment.

Space Heating and Cooling - The one and two bedroom units are conditioned using a package system located on the roof. Three and four bedroom units have natural gas furnaces and split system air conditioners. These systems will approach the end of their useful lives in approximately eight years. YCH also need to lower the thermostats in the accessible units to a maximum height of 48 inches.

Water Heater - Hot water is supplied to each unit by a natural gas water heater. A few water heaters were discovered to be over 10 years old and will need to be replaced soon. The efficiency of water heaters has increased which should help residents to reduce their gas usage. Depending on various factors, the estimated life of a water heater ranges between 10 to 15 years.

Yolo County Housing

Physical Needs Assessment

Property Name: El Rio Villa II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Site Improvement											
Replace playground equipment	30	EA	1	15	\$25,000.00						
Reseal asphalt drive and parking areas	5	SF	72,000	5	\$1.00					\$72,000	
Replace mailboxes	10	EA	2	5	\$650.00					\$1,300	
Install adjustable clothesline on a pad with clear access to unit entry	20	EA	2	1	\$1,175.00	\$2,350					
Replace pole-mounted security lights	25	EA	11	15	\$750.00						
Site Improvement Totals						\$2,350	\$0	\$0	\$0	\$73,300	\$0
Dwelling Structures											
Paint building exteriors	7	SF	19,296	5	\$0.63					\$12,156	
Replace exterior doors	25	EA	78	6	\$783.00						\$61,074
Replace screen doors	7	EA	26	6	\$260.00						\$6,760
Replace screen/storm door hardware with lever type	7	EA	2	1	\$50.00	\$100					
Replace exterior door hardware with lever type	25	EA	4	1	\$200.00	\$800					
Replace interior door hardware with lever type (passage)	30	EA	1	1	\$150.00	\$150					
Lower thermostat to 48" max	15	EA	2	1	\$50.00	\$100					

Yolo County Housing

Physical Needs Assessment

Property Name: El Rio Villa II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00	\$1,200					
Provide 30" wide work space with open knee-hole fixed at 34" or less	20	EA	2	1	\$450.00	\$900					
Install grab bars around commode	25	EA	2	1	\$300.00	\$600					
Insulate HW supply and drain pipes on bathroom sink	10	EA	2	1	\$50.00	\$100					
Replace interior doors	30	EA	260	8	\$250.00						
Replace stair tread	15	EA	168	3	\$36.45						
Replace vinyl tile flooring	15	SF	26,048	3	\$4.50						
Replace water heater	10	EA	26	8	\$1,100.00						
Replace packaged rooftop HVAC system	15	EA	14	8	\$7,500.00						
Replace furnace	15	EA	24	8	\$1,346.00						
Replace split system air conditioner	15	EA	24	8	\$2,250.00						
Replace interior lighting	20	EA	282	3	\$145.00			\$40,890			
Replace smoke detector	10	EA	104	7	\$115.00						
Replace carbon monoxide detector	7	EA	26	5	\$115.00					\$2,990	
Replace kitchen cabinets	20	LF	426	3	\$204.00			\$86,904			
Replace kitchen countertops	10	LF	254	3	\$97.00			\$24,638			
Replace vent hood	15	EA	26	12	\$195.00						

Yolo County Housing

Physical Needs Assessment

Property Name: El Rio Villa II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace kitchen sink and faucet	10	EA	26	3	\$975.00			\$25,350			
Replace tub	20	EA	26	4	\$1,200.00				\$31,200		
Install vanity including countertop and faucet	10	EA	38	4	\$710.00				\$26,980		
Install ceramic floor and wall tile in bathroom	30	SF	2,770	4	\$9.20				\$25,484		
Replace toilet	20	EA	38	4	\$505.00				\$19,190		
Replace showerhead and shower controls	10	EA	26	4	\$175.00				\$4,550		
Replace bath accessories including towel racks and toilet paper holder	10	EA	38	4	\$125.00				\$4,750		
Replace exhaust fan	15	EA	38	4	\$117.00				\$4,446		
Dwelling Structures Totals						\$3,950	\$0	\$177,782	\$116,600	\$15,146	\$67,834
<u>Dwelling Equipment</u>											
Replace range	9	EA	26	6	\$535.00						\$13,910
Replace refrigerator	9	EA	26	4	\$560.00				\$14,560		
Dwelling Equipment Totals						\$0	\$0	\$0	\$14,560	\$0	\$13,910
TOTALS - THIS DEVELOPMENT >>>						\$6,300	\$0	\$177,782	\$131,160	\$88,446	\$81,744

Property Name: El Rio Villa II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Site Improvement											
Replace playground equipment	30	EA	1	15	\$25,000.00						
Reseal asphalt drive and parking areas	5	SF	72,000	5	\$1.00				\$72,000		
Replace mailboxes	10	EA	2	5	\$650.00						
Install adjustable clothesline on a pad with clear access to unit entry	20	EA	2	1	\$1,175.00						
Replace pole-mounted security lights	25	EA	11	15	\$750.00						
Site Improvement Totals						\$0	\$0	\$0	\$72,000	\$0	\$0
Dwelling Structures											
Paint building exteriors	7	SF	19,296	5	\$0.63						\$12,156
Replace exterior doors	25	EA	78	6	\$783.00						
Replace screen doors	7	EA	26	6	\$260.00						
Replace screen/storm door hardware with lever type	7	EA	2	1	\$50.00		\$100				
Replace exterior door hardware with lever type	25	EA	4	1	\$200.00						
Replace interior door hardware with lever type (passage)	30	EA	1	1	\$150.00						
Lower thermostat to 48" max	15	EA	2	1	\$50.00						

Property Name: El Rio Villa II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00						
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	2	1	\$450.00						
Install grab bars around commode	25	EA	2	1	\$300.00						
Insulate HW supply and drain pipes on bathroom sink	10	EA	2	1	\$50.00					\$100	
Replace interior doors	30	EA	260	8	\$250.00		\$65,000				
Replace stair tread	15	EA	168	3	\$36.45				\$6,124		
Replace vinyl tile flooring	15	SF	26,048	3	\$4.50				\$117,216		
Replace water heater	10	EA	26	8	\$1,100.00		\$28,600				
Replace packaged rooftop HVAC system	15	EA	14	8	\$7,500.00		\$105,000				
Replace furnace	15	EA	24	8	\$1,346.00		\$32,304				
Replace split system air conditioner	15	EA	24	8	\$2,250.00		\$54,000				
Replace interior lighting	20	EA	282	3	\$145.00						
Replace smoke detector	10	EA	104	7	\$115.00	\$11,960					
Replace carbon monoxide detector	7	EA	26	5	\$115.00						\$2,990
Replace kitchen cabinets	20	LF	426	3	\$204.00						
Replace kitchen countertops	10	LF	254	3	\$97.00						
Replace vent hood	15	EA	26	12	\$195.00						\$5,070

Property Name: El Rio Villa II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace kitchen sink and faucet	10	EA	26	3	\$975.00						
Replace tub	20	EA	26	4	\$1,200.00						
Install vanity including countertop and faucet	10	EA	38	4	\$710.00						
Install ceramic floor and wall tile in bathroom	30	SF	2,770	4	\$9.20						
Replace toilet	20	EA	38	4	\$505.00						
Replace showerhead and shower controls	10	EA	26	4	\$175.00						
Replace bath accessories including towel racks and toilet paper holder	10	EA	38	4	\$125.00						
Replace exhaust fan	15	EA	38	4	\$117.00						
Dwelling Structures Totals						\$11,960	\$285,004	\$0	\$123,340	\$100	\$20,216
<u>Dwelling Equipment</u>											
Replace range	9	EA	26	6	\$535.00						
Replace refrigerator	9	EA	26	4	\$560.00						
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$11,960	\$285,004	\$0	\$195,340	\$100	\$20,216

Property Name: El Rio Villa II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Site Improvement										
Replace playground equipment	30	EA	1	15	\$25,000.00			\$25,000		
Reseal asphalt drive and parking areas	5	SF	72,000	5	\$1.00			\$72,000		
Replace mailboxes	10	EA	2	5	\$650.00			\$1,300		
Install adjustable clothesline on a pad with clear access to unit entry	20	EA	2	1	\$1,175.00					
Replace pole-mounted security lights	25	EA	11	15	\$750.00			\$8,250		
Site Improvement Totals						\$0	\$0	\$106,550	\$0	\$0
Dwelling Structures										
Paint building exteriors	7	SF	19,296	5	\$0.63					
Replace exterior doors	25	EA	78	6	\$783.00					
Replace screen doors	7	EA	26	6	\$260.00	\$6,760				
Replace screen/storm door hardware with lever type	7	EA	2	1	\$50.00			\$100		
Replace exterior door hardware with lever type	25	EA	4	1	\$200.00					
Replace interior door hardware with lever type (passage)	30	EA	1	1	\$150.00					
Lower thermostat to 48" max	15	EA	2	1	\$50.00				\$100	

Property Name: El Rio Villa II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00					
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	2	1	\$450.00					
Install grab bars around commode	25	EA	2	1	\$300.00					
Insulate HW supply and drain pipes on bathroom sink	10	EA	2	1	\$50.00					
Replace interior doors	30	EA	260	8	\$250.00					
Replace stair tread	15	EA	168	3	\$36.45					
Replace vinyl tile flooring	15	SF	26,048	3	\$4.50					
Replace water heater	10	EA	26	8	\$1,100.00					
Replace packaged rooftop HVAC system	15	EA	14	8	\$7,500.00					
Replace furnace	15	EA	24	8	\$1,346.00					
Replace split system air conditioner	15	EA	24	8	\$2,250.00					
Replace interior lighting	20	EA	282	3	\$145.00					
Replace smoke detector	10	EA	104	7	\$115.00					\$11,960
Replace carbon monoxide detector	7	EA	26	5	\$115.00					
Replace kitchen cabinets	20	LF	426	3	\$204.00					
Replace kitchen countertops	10	LF	254	3	\$97.00	\$24,638				
Replace vent hood	15	EA	26	12	\$195.00					

Property Name: El Rio Villa II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace kitchen sink and faucet	10	EA	26	3	\$975.00	\$25,350				
Replace tub	20	EA	26	4	\$1,200.00					
Install vanity including countertop and faucet	10	EA	38	4	\$710.00		\$26,980			
Install ceramic floor and wall tile in bathroom	30	SF	2,770	4	\$9.20					
Replace toilet	20	EA	38	4	\$505.00					
Replace showerhead and shower controls	10	EA	26	4	\$175.00		\$4,550			
Replace bath accessories including towel racks and toilet paper holder	10	EA	38	4	\$125.00		\$4,750			
Replace exhaust fan	15	EA	38	4	\$117.00					
Dwelling Structures Totals						\$56,748	\$36,280	\$100	\$100	\$11,960
<u>Dwelling Equipment</u>										
Replace range	9	EA	26	6	\$535.00			\$13,910		
Replace refrigerator	9	EA	26	4	\$560.00	\$14,560				
Dwelling Equipment Totals						\$14,560	\$0	\$13,910	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$71,308	\$36,280	\$120,560	\$100	\$11,960

Property Name: El Rio Villa II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Site Improvement									
Replace playground equipment	30	EA	1	15	\$25,000.00				\$25,000
Reseal asphalt drive and parking areas	5	SF	72,000	5	\$1.00			\$72,000	\$288,000
Replace mailboxes	10	EA	2	5	\$650.00				\$2,600
Install adjustable clothesline on a pad with clear access to unit entry	20	EA	2	1	\$1,175.00				\$2,350
Replace pole-mounted security lights	25	EA	11	15	\$750.00				\$8,250
Site Improvement Totals						\$0	\$0	\$72,000	\$326,200
Dwelling Structures									
Paint building exteriors	7	SF	19,296	5	\$0.63		\$12,156		\$36,469
Replace exterior doors	25	EA	78	6	\$783.00				\$61,074
Replace screen doors	7	EA	26	6	\$260.00			\$6,760	\$20,280
Replace screen/storm door hardware with lever type	7	EA	2	1	\$50.00				\$300
Replace exterior door hardware with lever type	25	EA	4	1	\$200.00				\$800
Replace interior door hardware with lever type (passage)	30	EA	1	1	\$150.00				\$150
Lower thermostat to 48" max	15	EA	2	1	\$50.00				\$200

Property Name: El Rio Villa II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00				\$1,200
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	2	1	\$450.00				\$900
Install grab bars around commode	25	EA	2	1	\$300.00				\$600
Insulate HW supply and drain pipes on bathroom sink	10	EA	2	1	\$50.00				\$200
Replace interior doors	30	EA	260	8	\$250.00				\$65,000
Replace stair tread	15	EA	168	3	\$36.45				\$6,124
Replace vinyl tile flooring	15	SF	26,048	3	\$4.50				\$117,216
Replace water heater	10	EA	26	8	\$1,100.00	\$28,600			\$57,200
Replace packaged rooftop HVAC system	15	EA	14	8	\$7,500.00				\$105,000
Replace furnace	15	EA	24	8	\$1,346.00				\$32,304
Replace split system air conditioner	15	EA	24	8	\$2,250.00				\$54,000
Replace interior lighting	20	EA	282	3	\$145.00				\$40,890
Replace smoke detector	10	EA	104	7	\$115.00				\$23,920
Replace carbon monoxide detector	7	EA	26	5	\$115.00		\$2,990		\$8,970
Replace kitchen cabinets	20	LF	426	3	\$204.00				\$86,904
Replace kitchen countertops	10	LF	254	3	\$97.00				\$49,276
Replace vent hood	15	EA	26	12	\$195.00				\$5,070

RUL = Remaining Useful Life

Property Name: El Rio Villa II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace kitchen sink and faucet	10	EA	26	3	\$975.00				\$50,700
Replace tub	20	EA	26	4	\$1,200.00				\$31,200
Install vanity including countertop and faucet	10	EA	38	4	\$710.00				\$53,960
Install ceramic floor and wall tile in bathroom	30	SF	2,770	4	\$9.20				\$25,484
Replace toilet	20	EA	38	4	\$505.00				\$19,190
Replace showerhead and shower controls	10	EA	26	4	\$175.00				\$9,100
Replace bath accessories including towel racks and toilet paper holder	10	EA	38	4	\$125.00				\$9,500
Replace exhaust fan	15	EA	38	4	\$117.00		\$4,446		\$8,892
Dwelling Structures Totals						\$28,600	\$19,592	\$6,760	\$982,073
<u>Dwelling Equipment</u>									
Replace range	9	EA	26	6	\$535.00				\$27,820
Replace refrigerator	9	EA	26	4	\$560.00				\$29,120
Dwelling Equipment Totals						\$0	\$0	\$0	\$56,940
TOTALS - THIS DEVELOPMENT >>>						\$28,600	\$19,592	\$78,760	\$1,365,213

CA 44-15

**PHYSICAL NEEDS SUMMARY
FOR
RIVERBEND SENIOR MANOR I (CA044015)**

Riverbend Senior Manor I is located at 664 Cummins Way in West Sacramento. The buildings were originally built as a school and were converted into apartments in 1984. The property includes five dwelling buildings which house a total of thirty-nine apartments. The single story buildings are attached by covered walkways. Unit sizes include efficiencies, one, and two bedrooms. A community room and office building are also located on the property.

Bedroom Size	0	1	2	3	Total
No. of Apts.	4	31	4	0	39

Site

Development Entry – The only vehicle entrance to Riverbend Senior Manor I is from Cummins Way. Entrance to the property is controlled by a motorized gate. The motorized gate, which was installed approximately 15 years ago, is reaching the end of its useful life and is currently requiring excessive maintenance to function properly. Plans should be made to replace this motor within the very near future.

Grounds/Landscaping - Overall the development’s landscaping is in good condition. No improvements will be needed during the next 20 years.

Parking/Drives - The asphalt parking lot and drive are beginning to show signs of deterioration and will need to be resurfaced in the near future. Once the drives have been resurfaced, the Authority will need to seal the asphalt every five years.

Sidewalks – A series of concrete sidewalks connect the parking areas to buildings. Each building also has a large concrete walkway running the length of each building. A concrete walkway also connects each building to the community and office building. A majority of these walkways are covered. Overall, the sidewalks and walkways are in good condition. With the exception of routine maintenance of a raised or cracked area, wholesale replacement is not expected during

the assessment period. YCH should install a curb cut near the office to comply with accessibility regulations.

Fencing – The front of the property is protected by a wrought iron fence. The fence is in good condition but the paint is peeling which needs to be addressed. The remainder of the property is enclosed with a chain link fence which is in good condition.

Trash Collection – Four dumpsters are provided by YCH for residents to deposit waste. Of the four dumpsters one has an enclosure composed of chain link fencing. The Authority should install enclosures for each dumpster.

Utilities - Utilities at the site include natural gas, electricity and water/sewer. The electric utility is paid by the resident. Therefore, the electric company is responsible for maintain the distribution lines. Natural gas, water, and sewer is paid for by Yolo County Housing. YCH is responsible for maintaining the water and sewer lines from the master meter.

Outdoor Lighting – For added security, numerous security lights have been installed throughout the property. While these lights are in good condition now, plans should be made to replace them later in the assessment period.

Mailboxes – The mailboxes are centrally located near the office. The mailboxes are on walkway with a roof that protects them from the elements. They are in good condition and will not need to be replaced for approximately eight years.

Clotheslines – YCH needs to add two adjustable clotheslines with concrete pads adjacent to the accessible units.

Exteriors

Roofing – The flat roofs are covered with asphalt rolls which were installed in 1995. The expected life of the current roofing material is fifteen years. It was observed during the inspection that these roofs have indeed reached the end of their life and need to be replaced as soon as possible.

The covered walkways are protected by metal roofing. It is estimated that the metal roof has six years of useful life remaining.

Foundations – The foundations are a 4” concrete slab built on grade. Although the area is prone to earthquakes, there were no serious foundation issues observed during the inspection.

Façade – The façade has recently been upgraded which included replacement of the siding and painting. Exterior painting should be completed every 5 to 7 years to help extend the life of the siding.

Windows – The windows were replaced in 2010 with funds from the American Recovery and Reinvestment Act. The new double pane windows are energy efficient and should help increase resident comfort. These windows should last longer than the period covered by this assessment.

Doors – Each apartment has one entrance door which is thought to be original from 1984. While these doors are protected from the elements by the covered walkways, they are still nearing the end of their useful lives and will need to be replaced within the next few years. Each entrance door also includes a heavy duty screen door which are in good condition and will not need to be replaced for at least eight years. Lever style hardware should be installed to all exterior and screen doors at accessible units.

Interiors

Because this is an elderly property, the apartments do not receive a lot of wear and tear as compared to the apartments located in the family developments. Still no major interior renovations have been completed since 1984 and the units are in need of an upgrade.

Kitchens - The kitchen cabinets are original and should be replaced as soon as possible by replacing the base and wall cabinets, countertops, range hood, sink, faucet, plumbing and cut-offs. Each apartment is also equipped with an electric range and refrigerator. Both appliances appear to be in good condition and should last a few more years.

Accessible units should have kitchen layouts installed that conform to accessibility regulations. Proper height and knee space requirements must be met.

Bathrooms - The bathrooms have not been touched since 1984. The bath tub and shower surround should be replaced and new shower controls installed. The existing toilets should be replaced with water-conserving models. The vanity and sink should be replaced. The exhaust fan should also be replaced.



Doors - The majority of the interior doors are painted wood; however, closets have bi-fold metal doors. While the doors are in fair condition, they really date the interior of the apartments. It would be a good idea to change out the interior doors along with the kitchen and bathroom renovations.

Ceilings and Walls - Interior painting is addressed at vacancy or through cycle painting. These are considered to be operational cost and are not included in the assessment. Currently, the walls, ceilings and trim are painted the same color which reduces the interior appeal of the units. It is recommended that the walls be painted a slightly different color than the ceilings and trim. This should enhance the marketability of the units at little cost.

Flooring – The flooring in the apartments are a mixture of carpet and vinyl composite tile (VCT). Carpet is located in the living areas and bedrooms while the VCT is located in the kitchens and bathrooms. The majority of the VCT needs to be replaced while the condition of the carpet varied from unit to unit. The VCT is recommended to be replaced with the other interior renovations.

Lighting – The apartments have a mixture of incandescent and fluorescent light fixtures. The lighting should be upgraded along with other interior renovations.

Life Safety – Each apartment is equipped with smoke detectors and a carbon monoxide detector. All of the equipment are placed in the proper areas of the apartment and are well within their expected useful life.

Systems

Electrical Service - The electric panels are rated at 100 amps which are sufficient for the small apartment. Based on their expected useful life, they will not need to be replaced during the next 20 years.

Space Heating and Cooling - Central heating and cooling is provided to each unit by an electric heat pump. These units were installed when the development was built in 1984 and have exceeded their useful life. Plans should be made to replace them as soon as possible. Due to the increased efficiency of current models, residents should see a decrease in electric consumption.

Water Heater - Hot water is supplied to the apartments by two central natural gas water heaters and one natural gas boiler. Each water heater serves a specified number of apartments. The two natural gas water heaters were installed in 2012 and the boiler was installed in 2009.

Non-Dwelling Structures

There are two non-dwelling structures located at Riverbend Senior Manor I. One building is used as a community center while the other is used as a management office.

Roofing - The roofing at the non-dwelling buildings is a combination of asphalt rolled roofing and metal walkway cover. The rolled asphalt roofing has reached the end of its useful life and will need to be replaced. The walkway cover will need to be replaced in six years.

Façade - To maintain a uniform appearance of the buildings uniform throughout the development, the non-dwelling building exteriors should be painted when the dwelling buildings are painted every five to seven years.

Windows - The windows at the non-dwelling units were not replaced with the new double pane windows. In approximately five years the existing windows should be upgraded to an energy efficient double pane window.

Doors - The metal insulated doors have three years of remaining useful life. They should be replaced with the exterior doors of the dwelling buildings.

Accessibility – YCH needs to make several improvements to the non-dwelling structures to meet accessibility requirements. Several braille signs need to be installed, the bathroom mirrors should be lowered, and a front load washed should be installed.

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace toilet	20	EA	39	2	\$505.00						
Replace showerhead and shower controls	10	EA	39	2	\$175.00						\$6,825
Replace bath accessories including towel racks and toilet paper holder	10	EA	39	2	\$125.00						\$4,875
Replace exhaust fan	15	EA	39	2	\$117.00						
Replace natural gas boiler with 175 gallon storage tank	15	EA	1	11	\$5,500.00					\$5,500	
Replace 100 gallon natural gas water heater	15	EA	2	14	\$3,200.00						
Dwelling Structures Totals						\$12,897	\$10,970	\$0	\$8,697	\$5,500	\$119,416
<u>Dwelling Equipment</u>											
Replace range (electric)	9	EA	39	9	\$535.00			\$20,865			
Replace refrigerator	9	EA	39	8	\$560.00		\$21,840				
Dwelling Equipment Totals						\$0	\$21,840	\$20,865	\$0	\$0	\$0
<u>Non-Dwelling Structure</u>											
Replace asphalt roll roofing	15	SF	8,124	1	\$3.20						
Replace metal roofing	30	SF	5,470	6	\$3.58						
Paint building exteriors	7	SF	4,212	7	\$0.63	\$2,654					

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Office Men's Room: lower bathroom mirror to maximum height of 40" from the floor to the bottom of mirror	10	EA	1	1	\$125.00					\$125	
Office Men's Room: add braille signs	20	EA	1	1	\$50.00						
Office Women's Room: lower bathroom mirror to maximum height of 40" from the floor to the bottom of mirror	10	EA	1	1	\$125.00					\$125	
Office Women's Room: add braille signs	20	EA	1	1	\$50.00						
Multipurpose Room Men's Room: add braille signs	20	EA	1	1	\$50.00						
Multipurpose Room Women's Room: add braille signs	20	EA	1	1	\$50.00						
Laundry Room: Replace one washer with front load machine that is same price as regular machines (contractor)	20	EA	1	1	\$0.00						
Replace exterior doors	25	EA	18	3	\$783.00						
Replace windows	30	EA	35	5	\$525.00						
Non-Dwelling Structure Totals						\$2,654	\$0	\$0	\$0	\$250	\$0
TOTALS - THIS DEVELOPMENT >>>						\$15,551	\$34,110	\$20,865	\$8,697	\$103,750	\$119,416

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Site Improvement										
Reseal asphalt parking areas	5	SF	98,000	6	\$1.00				\$98,000	
Resurface asphalt parking areas	25	SF	98,000	1	\$6.00					
Add curb cut at ramp by entrance of office	25	EA	1	1	\$250.00					
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	2	1	\$1,175.00					
Install dumpster enclosures	25	EA	4	1	\$1,278.00					
Replace mailboxes	10	EA	2	8	\$650.00					
Replace entrance gate motor	15	EA	1	1	\$4,075.00				\$4,075	
Site Improvement Totals						\$0	\$0	\$0	\$102,075	\$0
Dwelling Structures										
Replace asphalt roll roofing	15	SF	23,803	1	\$3.20				\$76,170	
Replace metal roofing	30	SF	12,908	6	\$3.58					
Paint building exteriors	7	SF	20,472	7	\$0.63		\$12,897			
Replace exterior doors	25	EA	46	3	\$783.00					
Replace security screen doors	10	EA	42	8	\$260.00					

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace exterior screen door hardware with lever type	7	EA	1	1	\$50.00			\$50		
Replace exterior entry door hardware with lever type	25	EA	1	1	\$200.00					
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00					
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	2	1	\$450.00					
Replace interior doors	30	EA	156	2	\$250.00					
Replace flooring (VCT)	15	SF	12,200	1	\$2.95				\$35,990	
Replace flooring (carpet)	10	SF	8,200	5	\$4.55			\$37,310		
Replace central HVAC system	20	EA	39	1	\$5,500.00					
Replace interior lighting	20	EA	117	2	\$145.00					
Replace smoke detector	10	EA	82	5	\$115.00			\$9,430		
Replace kitchen cabinets	20	LF	928	2	\$204.00					
Replace kitchen countertops	10	LF	433	2	\$97.00					
Replace vent hood	15	EA	39	2	\$195.00					\$7,605
Replace kitchen sink and faucet	10	EA	39	2	\$975.00					
Replace garbage disposal	8	EA	39	2	\$223.00					
Replace fiberglass tub and shower surround	20	EA	39	2	\$1,200.00					
Replace vanity including countertop and faucet	10	EA	39	2	\$710.00					

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace toilet	20	EA	39	2	\$505.00					
Replace showerhead and shower controls	10	EA	39	2	\$175.00					
Replace bath accessories including towel racks and toilet paper holder	10	EA	39	2	\$125.00					
Replace exhaust fan	15	EA	39	2	\$117.00					\$4,563
Replace natural gas boiler with 175 gallon storage tank	15	EA	1	11	\$5,500.00					
Replace 100 gallon natural gas water heater	15	EA	2	14	\$3,200.00		\$6,400			
Dwelling Structures Totals						\$0	\$19,297	\$46,790	\$112,160	\$12,168
<u>Dwelling Equipment</u>										
Replace range (electric)	9	EA	39	9	\$535.00					
Replace refrigerator	9	EA	39	8	\$560.00					\$21,840
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$21,840
<u>Non-Dwelling Structure</u>										
Replace asphalt roll roofing	15	SF	8,124	1	\$3.20				\$25,997	
Replace metal roofing	30	SF	5,470	6	\$3.58					
Paint building exteriors	7	SF	4,212	7	\$0.63		\$2,654			

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Office Men's Room: lower bathroom mirror to maximum height of 40" from the floor to the bottom of mirror	10	EA	1	1	\$125.00					
Office Men's Room: add braille signs	20	EA	1	1	\$50.00					
Office Women's Room: lower bathroom mirror to maximum height of 40" from the floor to the bottom of mirror	10	EA	1	1	\$125.00					
Office Women's Room: add braille signs	20	EA	1	1	\$50.00					
Multipurpose Room Men's Room: add braille signs	20	EA	1	1	\$50.00					
Multipurpose Room Women's Room: add braille signs	20	EA	1	1	\$50.00					
Laundry Room: Replace one washer with front load machine that is same price as regular machines (contractor)	20	EA	1	1	\$0.00					
Replace exterior doors	25	EA	18	3	\$783.00					
Replace windows	30	EA	35	5	\$525.00					
Non-Dwelling Structure Totals						\$0	\$2,654	\$0	\$25,997	\$0
TOTALS - THIS DEVELOPMENT >>>						\$0	\$21,951	\$46,790	\$240,231	\$34,008

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Site Improvement									
Reseal asphalt parking areas	5	SF	98,000	6	\$1.00				\$294,000
Resurface asphalt parking areas	25	SF	98,000	1	\$6.00				\$588,000
Add curb cut at ramp by entrance of office	25	EA	1	1	\$250.00				\$250
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	2	1	\$1,175.00				\$2,350
Install dumpster enclosures	25	EA	4	1	\$1,278.00				\$5,112
Replace mailboxes	10	EA	2	8	\$650.00	\$1,300			\$2,600
Replace entrance gate motor	15	EA	1	1	\$4,075.00				\$8,150
Site Improvement Totals						\$1,300	\$0	\$0	\$900,462
Dwelling Structures									
Replace asphalt roll roofing	15	SF	23,803	1	\$3.20				\$152,339
Replace metal roofing	30	SF	12,908	6	\$3.58				\$46,211
Paint building exteriors	7	SF	20,472	7	\$0.63				\$25,795
Replace exterior doors	25	EA	46	3	\$783.00				\$36,018
Replace security screen doors	10	EA	42	8	\$260.00	\$10,920			\$21,840

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace exterior screen door hardware with lever type	7	EA	1	1	\$50.00				\$150
Replace exterior entry door hardware with lever type	25	EA	1	1	\$200.00				\$200
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00				\$1,200
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	2	1	\$450.00				\$900
Replace interior doors	30	EA	156	2	\$250.00				\$39,000
Replace flooring (VCT)	15	SF	12,200	1	\$2.95				\$71,980
Replace flooring (carpet)	10	SF	8,200	5	\$4.55				\$74,620
Replace central HVAC system	20	EA	39	1	\$5,500.00				\$214,500
Replace interior lighting	20	EA	117	2	\$145.00				\$16,965
Replace smoke detector	10	EA	82	5	\$115.00				\$18,860
Replace kitchen cabinets	20	LF	928	2	\$204.00				\$189,312
Replace kitchen countertops	10	LF	433	2	\$97.00				\$84,002
Replace vent hood	15	EA	39	2	\$195.00				\$15,210
Replace kitchen sink and faucet	10	EA	39	2	\$975.00				\$76,050
Replace garbage disposal	8	EA	39	2	\$223.00	\$8,697			\$26,091
Replace fiberglass tub and shower surround	20	EA	39	2	\$1,200.00				\$46,800
Replace vanity including countertop and faucet	10	EA	39	2	\$710.00				\$55,380

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace toilet	20	EA	39	2	\$505.00				\$19,695
Replace showerhead and shower controls	10	EA	39	2	\$175.00				\$13,650
Replace bath accessories including towel racks and toilet paper holder	10	EA	39	2	\$125.00				\$9,750
Replace exhaust fan	15	EA	39	2	\$117.00				\$9,126
Replace natural gas boiler with 175 gallon storage tank	15	EA	1	11	\$5,500.00				\$5,500
Replace 100 gallon natural gas water heater	15	EA	2	14	\$3,200.00				\$6,400
Dwelling Structures Totals						\$19,617	\$0	\$0	\$1,277,544
<u>Dwelling Equipment</u>									
Replace range (electric)	9	EA	39	9	\$535.00	\$20,865			\$41,730
Replace refrigerator	9	EA	39	8	\$560.00				\$43,680
Dwelling Equipment Totals						\$20,865	\$0	\$0	\$85,410
<u>Non-Dwelling Structure</u>									
Replace asphalt roll roofing	15	SF	8,124	1	\$3.20				\$51,994
Replace metal roofing	30	SF	5,470	6	\$3.58				\$19,583
Paint building exteriors	7	SF	4,212	7	\$0.63				\$5,307

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Office Men's Room: lower bathroom mirror to maximum height of 40" from the floor to the bottom of mirror	10	EA	1	1	\$125.00				\$250
Office Men's Room: add braille signs	20	EA	1	1	\$50.00				\$50
Office Women's Room: lower bathroom mirror to maximum height of 40" from the floor to the bottom of mirror	10	EA	1	1	\$125.00				\$250
Office Women's Room: add braille signs	20	EA	1	1	\$50.00				\$50
Multipurpose Room Men's Room: add braille signs	20	EA	1	1	\$50.00				\$50
Multipurpose Room Women's Room: add braille signs	20	EA	1	1	\$50.00				\$50
Laundry Room: Replace one washer with front load machine that is same price as regular machines (contractor)	20	EA	1	1	\$0.00				\$0
Replace exterior doors	25	EA	18	3	\$783.00				\$14,094
Replace windows	30	EA	35	5	\$525.00				\$18,375
Non-Dwelling Structure Totals						\$0	\$0	\$0	\$110,052
TOTALS - THIS DEVELOPMENT >>>						\$41,782	\$0	\$0	\$2,373,468

CA 44-17

**PHYSICAL NEEDS SUMMARY
FOR
RIVERBEND SENIOR MANOR II (CA044017)**

Riverbend Senior Manor II is adjacent to Riverbend Senior Manor I. The buildings were constructed in 1985. The development includes six dwelling buildings which house a total of 24 apartments. Each one story building contains four apartments. Unit sizes include efficiencies and one bedroom apartments.

Bedroom Size	0	1	2	3	Total
No. of Apts.	6	18	0	0	24

Site

Development Entry - The only vehicle entrance to the property is located off of Lighthouse Drive. The entrance is secured with a motorized gate. The motorized gate was installed approximately 15 years ago and is nearing the end of its useful life expectancy. Plans should be made to upgrade the motor soon.

Fencing - The paint on the wrought iron fencing at the front of the development is peeling and the fencing should be repainted during the next year. This is considered to be an operational cost and is not included in the assessment. There is a wood fence located on the eastern property line. Plans should be made to replace this fence in approximately five years.

Parking/Drives – During the site survey, a lot of large cracks were observed in the asphalt parking lot. Based on the size and number of cracks it is recommended that the lot be resurfaced as soon as possible. Once resurfaced, the asphalt should be resealed every five years to help prolong the life.

Sidewalks – Concrete sidewalks lead from the parking lot through the buildings and to the front door at each apartment. These sidewalks are in very good condition and should not need to be addressed within the time period covered by this assessment.

Trash Collection – YCH provides a dumpster at the site for residential garbage disposal. The dumpster is hidden from plain sight by a chain link fence and gate. This enclosure will need to be replaced in

approximately ten years. At that time, replacing the chain link fencing with brick to enhance the curb appeal of the development should be considered.

Utilities - Utilities at the site include natural gas, electricity and water/sewer. The natural gas and electric utilities are paid by the resident. Therefore, those utility suppliers are responsible for maintaining the distribution lines. Water and sewer is paid for by Yolo County Housing. YCH is responsible for maintaining the water and sewer lines from the master meter.

Mailboxes - There are three cluster mailboxes located near the front entrance to the laundry room. All of these boxes have exceeded their useful lives and will need to be replaced.

Outdoor Lighting - The ten security pole lights, located in various areas around the property, will reach the end of their useful lives in the next few years and will need to be replaced.

Clotheslines – YCH should install two adjustable clotheslines adjacent to the accessible units to comply with accessibility regulations.

Exteriors

Roofing - The gabled roofs are covered with an architectural shingle. The shingles were installed in 1998 and have a reasonable life expectancy around 35 years. Roof replacement has been added in the last year covered by this assessment.

Aluminum gutters and downspouts have been installed at each building to help divert rainwater away from the foundations. Replacement should be planned along with the roofs.

Foundations – The foundations consist of a 4” concrete slab built on grade. Although the area is prone to earthquakes, there were no serious foundation issues observed during the inspection.

Façade – The stucco exteriors are in good condition and have been recently painted. Scheduled painting should take place every five to seven years to help maintain the exterior appearance.

Windows - The windows were replaced in 2010 with funds from the American Recovery and Reinvestment Act. The new double pane windows are energy efficient and should help the

residents feel more comfortable in their apartments. These windows should last throughout the period covered.

Doors – Each apartment has a wood entrance door and a metal storage closet door. Each building also has two water heater closets on the exterior. The exterior doors are original and are reaching the end of their expected useful life.

The entrances also include a heavy duty screen door which are in good condition and should not need to be replaced for a few years. Screen doors at accessible units should be equipped with lever style hardware.

Interiors

Kitchens - The kitchens are original and should be renovated as soon as possible by replacing the base and wall cabinets, countertops, range hood, sink, faucet, garbage disposal, plumbing and cut-offs.

The two accessible units will need the kitchen layouts altered to conform to accessibility regulations regarding cabinet height and knee space.

Each kitchen is equipped with an electric range and a refrigerator. Both of these appliances are in good condition and because this is a senior development, should last many more years.

Bathrooms – The bathrooms will also need to be renovated as soon as possible. The renovation should include replacing the vanities, commodes, bathtubs and shower surrounds, shower controls, bath accessories, and exhaust fans.

Accessible units should have elongated lavatories with lever controls and insulated pipes installed. Flexible showerheads should also be installed.

Doors - The interior doors are original to the development and have reached the end of their useful lives. Replacement is recommended with the other interior renovations.

Ceilings and Walls – Interior painting is addressed at vacancy or through cycle painting. These are considered to be operational cost and are not included in the assessment. Currently, the walls, ceilings and trim are painted the same color which reduces the interior appeal of the units. It is

recommended that the walls be painted a slightly different color than the ceilings and trim. This should enhance the marketability of the units at little cost.

Flooring – The flooring in the apartments is comprised of a combination of vinyl composite tile and carpet. Carpet is installed in the living rooms and bedrooms, while vinyl tile is in the kitchens, dining areas, and bathrooms. The durable vinyl tile is due for replacement which is suggested along with the other interior renovations. The carpeting is replaced as needed or at unit turnover.

Lighting - The interior lighting consists of fluorescent fixtures in the kitchens and bathrooms and incandescent fixtures throughout the remainder of the apartment. These fixtures should be upgraded to more efficient fixtures with the interior renovations.

Life Safety – Each apartment is equipped with smoke detectors and a carbon monoxide detector. All of the equipment are placed in the proper areas of the apartment and are well within their expected useful life.

Systems

Electrical Service - The electric panels are original and provide sufficient amperage to the apartment. Based on the expected useful life of this component, replacement is not expected during the time period covered by this assessment.

Space Heating and Cooling - Central heating and cooling is provided to each unit by an electric heat pump. These units were installed when the development was built in 1985. They have exceeded their useful life and need to be replaced as soon as possible. Due to the increased efficiency of current models, one benefit should be decreased electric consumption.

Water Heater - Hot water is supplied to each unit by an individual 40 gallon natural gas water heater. As the water heaters are replaced at failure, their ages vary greatly. Due to the varying ages, it is of little use to attempt to accurately estimate replacement. Full replacement has been included in the assessment so that the cost will be covered.

Non-Dwelling Structure

The only non-dwelling structure located at Riverbend Senior Manor II is a resident laundry. Because the apartments do not have washer and dryer connections, YCH constructed the building in 2002 so residents would not have to go off site to do their laundry. The laundry includes four washers and dryers which are leased through a private company.

Roofing - The roof of the laundry building is approximately ten years old. Replacement is not expected within the next 20 years.

Façade - The exterior of the laundry building will need to be painted in approximately seven years.

Exterior Doors - The laundry has two exterior doors: one entry door and one door to the water heater. Both doors are in good condition and should last for many more years.

Windows - The laundry room is equipped with fixed windows. Because they are inoperable, the windows have a slightly longer useful life. Replacement has been included in the latter years of the assessment.

Ceilings and Walls - The interior of the laundry room should be painted every seven to ten years.

Flooring - Flooring consists of vinyl composition tile which is approximately 10 years old. This flooring should be replaced within the next few years.



Yolo County Housing

Physical Needs Assessment

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Site Improvement											
Replace wood fence	20	LF	300	5	\$28.00					\$8,400	
Reseal asphalt parking areas	5	SF	6,520	6	\$1.00						\$6,520
Resurface asphalt parking areas	25	SF	6,520	1	\$6.00	\$39,120					
Replace cluster mailboxes	10	EA	3	1	\$650.00	\$1,950					
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	2	1	\$1,175.00	\$2,350					
Replace entrance gate motor	15	EA	1	1	\$4,075.00	\$4,075					
Replace dumpster enclosure	15	EA	1	10	\$1,278.00						
Replace pole-mounted security lighting	25	EA	10	5	\$750.00					\$7,500	
Site Improvement Totals						\$47,495	\$0	\$0	\$0	\$15,900	\$6,520
Dwelling Structures											
Replace roofing (40 Year Architectural)	35	SF	16,500	20	\$3.20						
Replace gutter and downspouts	25	LF	1,700	20	\$8.40						
Paint building exteriors	7	SF	14,880	7	\$0.63						
Replace exterior doors	25	EA	48	2	\$783.00		\$37,584				

RUL = Remaining Useful Life

Yolo County Housing

Physical Needs Assessment

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace security screen doors	7	EA	24	7	\$260.00						
Replace exterior screen door hardware with lever type	7	EA	1	1	\$50.00	\$50					
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00	\$1,200					
Provide 30" wide work space with open knee hole fixed at 34" or less	20	EA	2	1	\$450.00	\$900					
Install new elongated lavatory with lever controls; insulate HW supply and drain pipes	10	EA	1	1	\$400.00	\$400					
Install flexible shower head	10	EA	2	1	\$95.00	\$190					
Replace interior doors	30	EA	96	1	\$250.00	\$24,000					
Replace flooring (VCT)	15	SF	6,300	1	\$2.95	\$18,585					
Replace flooring (carpet)	10	SF	6,300	5	\$4.55					\$28,665	
Replace natural gas water heater	10	EA	24	5	\$1,100.00					\$26,400	
Replace central HVAC system	20	EA	24	1	\$5,500.00	\$132,000					
Replace interior lighting	20	EA	144	1	\$145.00	\$20,880					
Replace smoke detector	10	EA	48	7	\$115.00						
Replace carbon monoxide detector	7	EA	24	5	\$115.00					\$2,760	
Replace kitchen cabinets	20	LF	636	1	\$204.00	\$129,744					
Replace kitchen countertops	10	LF	291	1	\$97.00	\$28,227					
Replace vent hood	15	EA	24	1	\$195.00	\$4,680					

Yolo County Housing

Physical Needs Assessment

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace kitchen sink and faucet	10	EA	24	1	\$975.00	\$23,400					
Replace fiberglass tub and shower surround	20	EA	24	1	\$1,200.00	\$28,800					
Replace vanity including countertop and faucet	10	EA	24	1	\$710.00	\$17,040					
Replace toilet	20	EA	24	1	\$505.00	\$12,120					
Replace showerhead and shower controls	10	EA	24	1	\$175.00	\$4,200					
Replace bath accessories including towel racks and toilet paper holder	10	EA	24	1	\$125.00	\$3,000					
Replace exhaust fan	15	EA	24	1	\$117.00	\$2,808					
Dwelling Structures Totals						\$452,224	\$37,584	\$0	\$0	\$57,825	\$0
<u>Dwelling Equipment</u>											
Replace range (electric)	9	EA	24	2	\$535.00		\$12,840				
Replace refrigerator	9	EA	24	2	\$560.00		\$13,440				
Dwelling Equipment Totals						\$0	\$26,280	\$0	\$0	\$0	\$0
<u>Non-Dwelling Structure</u>											
Repaint exterior walls	7	SF	800	7	\$0.63						
Replace exterior doors	25	EA	2	8	\$783.00						

RUL = Remaining Useful Life

Yolo County Housing

Physical Needs Assessment

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace fixed windows	30	EA	4	18	\$525.00						
Replace flooring (VCT)	15	SF	500	3	\$2.95			\$1,475			
Non-Dwelling Structure Totals						\$0	\$0	\$1,475	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$499,719	\$63,864	\$1,475	\$0	\$73,725	\$6,520

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
<u>Site Improvement</u>											
Replace wood fence	20	LF	300	5	\$28.00						
Reseal asphalt parking areas	5	SF	6,520	6	\$1.00					\$6,520	
Resurface asphalt parking areas	25	SF	6,520	1	\$6.00						
Replace cluster mailboxes	10	EA	3	1	\$650.00					\$1,950	
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	2	1	\$1,175.00						
Replace entrance gate motor	15	EA	1	1	\$4,075.00						
Replace dumpster enclosure	15	EA	1	10	\$1,278.00				\$1,278		
Replace pole-mounted security lighting	25	EA	10	5	\$750.00						
Site Improvement Totals						\$0	\$0	\$0	\$1,278	\$8,470	\$0
<u>Dwelling Structures</u>											
Replace roofing (40 Year Architectural)	35	SF	16,500	20	\$3.20						
Replace gutter and downspouts	25	LF	1,700	20	\$8.40						
Paint building exteriors	7	SF	14,880	7	\$0.63	\$9,374					
Replace exterior doors	25	EA	48	2	\$783.00						

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace security screen doors	7	EA	24	7	\$260.00	\$6,240					
Replace exterior screen door hardware with lever type	7	EA	1	1	\$50.00		\$50				
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00						
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	2	1	\$450.00						
Install new elongated lavatory with lever controls; insulate HW supply and drain pipes	10	EA	1	1	\$400.00					\$400	
Install flexible shower head	10	EA	2	1	\$95.00					\$190	
Replace interior doors	30	EA	96	1	\$250.00						
Replace flooring (VCT)	15	SF	6,300	1	\$2.95						
Replace flooring (carpet)	10	SF	6,300	5	\$4.55						
Replace natural gas water heater	10	EA	24	5	\$1,100.00						
Replace central HVAC system	20	EA	24	1	\$5,500.00						
Replace interior lighting	20	EA	144	1	\$145.00						
Replace smoke detector	10	EA	48	7	\$115.00	\$5,520					
Replace carbon monoxide detector	7	EA	24	5	\$115.00						\$2,760
Replace kitchen cabinets	20	LF	636	1	\$204.00						
Replace kitchen countertops	10	LF	291	1	\$97.00					\$28,227	
Replace vent hood	15	EA	24	1	\$195.00						

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace kitchen sink and faucet	10	EA	24	1	\$975.00					\$23,400	
Replace fiberglass tub and shower surround	20	EA	24	1	\$1,200.00						
Replace vanity including countertop and faucet	10	EA	24	1	\$710.00					\$17,040	
Replace toilet	20	EA	24	1	\$505.00						
Replace showerhead and shower controls	10	EA	24	1	\$175.00					\$4,200	
Replace bath accessories including towel racks and toilet paper holder	10	EA	24	1	\$125.00					\$3,000	
Replace exhaust fan	15	EA	24	1	\$117.00						
Dwelling Structures Totals						\$21,134	\$50	\$0	\$0	\$76,457	\$2,760
Dwelling Equipment											
Replace range (electric)	9	EA	24	2	\$535.00					\$12,840	
Replace refrigerator	9	EA	24	2	\$560.00					\$13,440	
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$26,280	\$0
Non-Dwelling Structure											
Repaint exterior walls	7	SF	800	7	\$0.63	\$504					
Replace exterior doors	25	EA	2	8	\$783.00		\$1,566				

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace fixed windows	30	EA	4	18	\$525.00						
Replace flooring (VCT)	15	SF	500	3	\$2.95						
Non-Dwelling Structure Totals						\$504	\$1,566	\$0	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$21,638	\$1,616	\$0	\$1,278	\$111,207	\$2,760

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Site Improvement										
Replace wood fence	20	LF	300	5	\$28.00					
Reseal asphalt parking areas	5	SF	6,520	6	\$1.00				\$6,520	
Resurface asphalt parking areas	25	SF	6,520	1	\$6.00					
Replace cluster mailboxes	10	EA	3	1	\$650.00					
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	2	1	\$1,175.00					
Replace entrance gate motor	15	EA	1	1	\$4,075.00				\$4,075	
Replace dumpster enclosure	15	EA	1	10	\$1,278.00					
Replace pole-mounted security lighting	25	EA	10	5	\$750.00					
Site Improvement Totals						\$0	\$0	\$0	\$10,595	\$0
Dwelling Structures										
Replace roofing (40 Year Architectural)	35	SF	16,500	20	\$3.20					
Replace gutter and downspouts	25	LF	1,700	20	\$8.40					
Paint building exteriors	7	SF	14,880	7	\$0.63		\$9,374			
Replace exterior doors	25	EA	48	2	\$783.00					

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace security screen doors	7	EA	24	7	\$260.00		\$6,240			
Replace exterior screen door hardware with lever type	7	EA	1	1	\$50.00			\$50		
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00					
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	2	1	\$450.00					
Install new elongated lavatory with lever controls; insulate HW supply and drain pipes	10	EA	1	1	\$400.00					
Install flexible shower head	10	EA	2	1	\$95.00					
Replace interior doors	30	EA	96	1	\$250.00					
Replace flooring (VCT)	15	SF	6,300	1	\$2.95				\$18,585	
Replace flooring (carpet)	10	SF	6,300	5	\$4.55			\$28,665		
Replace natural gas water heater	10	EA	24	5	\$1,100.00			\$26,400		
Replace central HVAC system	20	EA	24	1	\$5,500.00					
Replace interior lighting	20	EA	144	1	\$145.00					
Replace smoke detector	10	EA	48	7	\$115.00					\$5,520
Replace carbon monoxide detector	7	EA	24	5	\$115.00					
Replace kitchen cabinets	20	LF	636	1	\$204.00					
Replace kitchen countertops	10	LF	291	1	\$97.00					
Replace vent hood	15	EA	24	1	\$195.00				\$4,680	

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace kitchen sink and faucet	10	EA	24	1	\$975.00					
Replace fiberglass tub and shower surround	20	EA	24	1	\$1,200.00					
Replace vanity including countertop and faucet	10	EA	24	1	\$710.00					
Replace toilet	20	EA	24	1	\$505.00					
Replace showerhead and shower controls	10	EA	24	1	\$175.00					
Replace bath accessories including towel racks and toilet paper holder	10	EA	24	1	\$125.00					
Replace exhaust fan	15	EA	24	1	\$117.00				\$2,808	
Dwelling Structures Totals						\$0	\$15,614	\$55,115	\$26,073	\$5,520
Dwelling Equipment										
Replace range (electric)	9	EA	24	2	\$535.00					
Replace refrigerator	9	EA	24	2	\$560.00					
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$0
Non-Dwelling Structure										
Repaint exterior walls	7	SF	800	7	\$0.63		\$504			
Replace exterior doors	25	EA	2	8	\$783.00					

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace fixed windows	30	EA	4	18	\$525.00					
Replace flooring (VCT)	15	SF	500	3	\$2.95					
Non-Dwelling Structure Totals						\$0	\$504	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$0	\$16,118	\$55,115	\$36,668	\$5,520

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Site Improvement									
Replace wood fence	20	LF	300	5	\$28.00				\$8,400
Reseal asphalt parking areas	5	SF	6,520	6	\$1.00				\$19,560
Resurface asphalt parking areas	25	SF	6,520	1	\$6.00				\$39,120
Replace cluster mailboxes	10	EA	3	1	\$650.00				\$3,900
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	2	1	\$1,175.00				\$2,350
Replace entrance gate motor	15	EA	1	1	\$4,075.00				\$8,150
Replace dumpster enclosure	15	EA	1	10	\$1,278.00				\$1,278
Replace pole-mounted security lighting	25	EA	10	5	\$750.00				\$7,500
Site Improvement Totals						\$0	\$0	\$0	\$90,258
Dwelling Structures									
Replace roofing (40 Year Architectural)	35	SF	16,500	20	\$3.20			\$52,800	\$52,800
Replace gutter and downspouts	25	LF	1,700	20	\$8.40			\$14,280	\$14,280
Paint building exteriors	7	SF	14,880	7	\$0.63				\$18,749
Replace exterior doors	25	EA	48	2	\$783.00				\$37,584

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace security screen doors	7	EA	24	7	\$260.00				\$12,480
Replace exterior screen door hardware with lever type	7	EA	1	1	\$50.00				\$150
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00				\$1,200
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	2	1	\$450.00				\$900
Install new elongated lavatory with lever controls; insulate HW supply and drain pipes	10	EA	1	1	\$400.00				\$800
Install flexible shower head	10	EA	2	1	\$95.00				\$380
Replace interior doors	30	EA	96	1	\$250.00				\$24,000
Replace flooring (VCT)	15	SF	6,300	1	\$2.95				\$37,170
Replace flooring (carpet)	10	SF	6,300	5	\$4.55				\$57,330
Replace natural gas water heater	10	EA	24	5	\$1,100.00				\$52,800
Replace central HVAC system	20	EA	24	1	\$5,500.00				\$132,000
Replace interior lighting	20	EA	144	1	\$145.00				\$20,880
Replace smoke detector	10	EA	48	7	\$115.00				\$11,040
Replace carbon monoxide detector	7	EA	24	5	\$115.00		\$2,760		\$8,280
Replace kitchen cabinets	20	LF	636	1	\$204.00				\$129,744
Replace kitchen countertops	10	LF	291	1	\$97.00				\$56,454
Replace vent hood	15	EA	24	1	\$195.00				\$9,360

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace kitchen sink and faucet	10	EA	24	1	\$975.00				\$46,800
Replace fiberglass tub and shower surround	20	EA	24	1	\$1,200.00				\$28,800
Replace vanity including countertop and faucet	10	EA	24	1	\$710.00				\$34,080
Replace toilet	20	EA	24	1	\$505.00				\$12,120
Replace showerhead and shower controls	10	EA	24	1	\$175.00				\$8,400
Replace bath accessories including towel racks and toilet paper holder	10	EA	24	1	\$125.00				\$6,000
Replace exhaust fan	15	EA	24	1	\$117.00				\$5,616
Dwelling Structures Totals						\$0	\$2,760	\$67,080	\$820,197
Dwelling Equipment									
Replace range (electric)	9	EA	24	2	\$535.00			\$12,840	\$38,520
Replace refrigerator	9	EA	24	2	\$560.00			\$13,440	\$40,320
Dwelling Equipment Totals						\$0	\$0	\$26,280	\$78,840
Non-Dwelling Structure									
Repaint exterior walls	7	SF	800	7	\$0.63				\$1,008
Replace exterior doors	25	EA	2	8	\$783.00				\$1,566

Property Name: Riverbend Senior Manor II

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace fixed windows	30	EA	4	18	\$525.00	\$2,100			\$2,100
Replace flooring (VCT)	15	SF	500	3	\$2.95				\$1,475
Non-Dwelling Structure Totals						\$2,100	\$0	\$0	\$6,149
TOTALS - THIS DEVELOPMENT >>>						\$2,100	\$2,760	\$93,360	\$995,444

CA 44-18

**PHYSICAL NEEDS SUMMARY
FOR
EL RIO VILLA III (CA044018)**

El Rio Villa III is located on Shams Way in Winters. The apartments were built in 1988. There are twenty dwelling buildings in the development which house a total of fifty apartments. The buildings are a combination of single story duplex and two story townhouse apartments with sizes ranging from one to five bedrooms. The development also includes an office/community building which serves as the site office for all El Rio Villa properties.

Bedroom Size	1	2	3	4	5	Total
No. of Apts.	10	10	20	8	2	50

Site

Grounds/Landscaping - The grounds have been well-maintained throughout the years. No improvements are needed at this time. However, the Authority is considering replacing the existing landscaping with drought tolerant landscaping pending a test of the proposed landscaping in El Rio Villa II.

Parking/Drives - The Authority has resurfaced the asphalt drives throughout the development. The asphalt parking areas were not completed with the drives and these areas have not reached the end of their useful lives. The asphalt should be resealed every five years.

Trash Collection - Trash pickup is provided on a weekly basis by a private company. The cost of which is paid by Yolo County Housing. Each household is supplied a 65-gallon plastic container for disposal of garbage. There are no dumpsters located on the site.

Utilities - Utilities at the site include natural gas, electricity and water/sewer. The natural gas and electric utilities are paid by the resident. Therefore, those companies are responsible for maintain the distribution lines. Water and sewer is paid for by Yolo County Housing. YCH is responsible for maintaining the water and sewer lines from the master meter.

Outdoor Lighting – For added security, numerous security lights have been installed throughout the property. While these lights are in good condition now, plans should be made to replace them later in the assessment period.

Mailboxes – A set of group mailboxes are located at the site. Smaller individual boxes are provided for each resident and larger shared boxes are for packages. These mailboxes will need to be replaced in approximately five years.

Clotheslines – Three adjustable clotheslines with concrete pads should be installed adjacent to the accessible units.

Exteriors

Roofing - The roofs were replaced in 1999 with a shingle warranted for 40 years. The roofs will not need to be replaced in the time period covered by this assessment.

Foundations – The foundations are a 4” concrete slab built on grade. Although the area is prone to earthquakes, there were no serious foundation issues observed during the inspection.

Façade - According to YCH records, the stucco exteriors were last painted in 2001. The paint is still in good condition and should not need to be repainted until five or six years from now.

Windows - The Authority has installed double pane sliding windows throughout the development. These windows have more than 20 years of useful life remaining. Standard duty screens are installed on each window. The Authority should closely monitor the condition of these screens as they typically have a shorter useful life.

Doors - Each unit has four exterior doors: a front entry door, a storage closet door, a water heater door, and a sliding glass door. All doors are currently in good condition and do not need to be replaced at this time. The heavy duty screen doors at the front entrances are also in good condition.

Each of the accessible units should have lever style hardware installed to the exterior doors and screen doors. The sliding glass doors also need ramps installed to minimize the threshold.

Interiors

Kitchens - The kitchen should be upgraded by replacing the base and wall cabinets, countertops, sink, faucet, plumbing and cut-offs. YCH has recently supplied each unit with a new natural gas range, range hood, and refrigerator. The typical life expectancy for a natural gas range used in a family public housing development is approximately 7 to 9 years. The typical refrigerator is expected to last between 9 and 12 years.

Accessible units should have kitchen layouts that provide knee space at the kitchen sink, a workspace with knee space, insulated plumbing pipes, and cabinets that meet all height requirements.

Bathrooms - In approximately five years the Authority will need to renovate the bathrooms. During this project new vanity cabinets with solid surface tops should replace the existing wall mount sinks. These vanities will improve the overall quality of the apartment and will offer additional storage to residents. The vinyl tile flooring and fiberglass surround should be replaced with ceramic tile. Ceramic tile is much more durable than vinyl tile. The Authority should also install water saving plumbing fixtures.

Doors - The interior doors are in excellent condition and will not need to be replaced for at least ten years.

Ceilings and Walls - HUD suggests that apartment interiors get painted at family developments every five to seven years. Because the apartments are painted at turnover, many have been painted within this timeframe. Funds should be allocated to paint the remainder.

Flooring - In approximately three years the Authority will need to replace the vinyl tile flooring that is installed throughout the development.

Stairs - The townhouse units have wooden stairs that are covered with a vinyl tread. These treads are nearing the end of their useful lives and should be replaced with the vinyl flooring.

Lighting - The light fixtures, smoke detectors, and carbon monoxide detectors will reach the end of their useful life in approximately ten years and should be replaced.

Life Safety – Each apartment is equipped with smoke detectors and a carbon monoxide detector. All of the equipment are placed in the proper areas of the apartment and are well within their expected useful life.

Systems

Space Heating and Cooling - One, two, and three bedroom units are heated and cooled by a package units mounted to the roof. Space heating for the townhomes is provided to each unit via forced-air natural gas furnaces. Each unit is also equipped with central air conditioning. These units were installed in 1999 and should not need to be replaced during the next five years.

Water Heater - Hot water is supplied to each unit by a natural gas water heater. Some water heaters are over 10 years old and will need to be replaced soon. The efficiency of new water heaters has increased which should help residents to reduce their gas usage. Depending on various factors, the estimated life of a water heater ranges between 10 to 15 years.

Non-Dwelling Units

Roofing - The asphalt shingles on the office and maintenance buildings were installed at the same time as the dwelling buildings. They will not need to be replaced in the 20 year period covered in this report.

Façade - The stucco exterior of the building is currently in good condition. In approximately six years the Authority will need to repaint. Prior to being painted, the building should be prepped by cleaning the exterior surface, repairing any damaged stucco, and completing necessary caulking.

Windows - The windows at the office and maintenance building were not replaced with the windows of the dwelling buildings during the recent modernization project. The Authority can expect approximately seven more years of useful life from these windows.

Exterior Doors - There are five metal insulated doors and one roll-up service door at the office and maintenance building. These door should be replaced with the windows in approximately seven years.

Ceilings and Walls - Within the next two years the Authority will need to repaint the interior of the office and maintenance building. Once the interior has been repainted shelving should be added to the maintenance area to improve the organization of stored materials.

Flooring – The Authority recently installed new vinyl tile flooring throughout the building. This new tile will last at least twelve more years.

Yolo County Housing

Physical Needs Assessment

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Site Improvement											
Reseal asphalt drive and parking areas	5	SF	15,300	6	\$1.00						\$15,300
Resurface asphalt drive and parking areas	25	SF	15,300	1	\$6.00	\$91,800					
Replace pole-mounted security lights	25	EA	10	15	\$750.00						
Replace mailboxes	10	EA	3	5	\$650.00					\$1,950	
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	3	1	\$1,175.00	\$3,525					
Site Improvement Totals						\$95,325	\$0	\$0	\$0	\$1,950	\$15,300
Dwelling Structures											
Paint building exteriors	7	SF	61,008	6	\$0.63						\$38,435
Replace exterior doors	25	EA	150	7	\$783.00						
Replace screen doors	7	EA	50	7	\$260.00						
Replace sliding glass doors	30	EA	50	17	\$1,975.00						
Replace screen/storm door hardware with lever type	7	EA	3	1	\$50.00	\$150					
Replace exterior door hardware with lever type	25	EA	3	1	\$200.00	\$600					
Install small ramps at rear sliding door to minimize thresholds	25	EA	3	1	\$180.00	\$540					

RUL = Remaining Useful Life

Yolo County Housing

Physical Needs Assessment

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	3	1	\$600.00	\$1,800					
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	3	1	\$450.00	\$1,350					
Insulate HW supply and drain pipes on bathroom sink	10	EA	3	1	\$50.00	\$150					
Replace interior doors	30	EA	386	10	\$250.00						
Replace stair tread	15	EA	140	3	\$36.45			\$5,103			
Replace vinyl tile flooring	15	SF	42,778	3	\$2.95			\$126,195			
Replace water heater	10	EA	50	11	\$1,100.00						
Replace packaged rooftop HVAC system	15	EA	40	6	\$7,500.00						\$300,000
Replace furnace	15	EA	20	6	\$1,346.00						\$26,920
Replace split system air conditioner	15	EA	20	6	\$2,250.00						\$45,000
Replace interior lighting	20	EA	442	10	\$145.00						
Replace smoke detector	10	EA	192	7	\$115.00						
Replace carbon monoxide detector	7	EA	50	5	\$115.00					\$5,750	
Replace kitchen cabinets	20	LF	964	3	\$204.00			\$196,656			
Replace kitchen countertops	10	LF	372	3	\$97.00			\$36,084			
Replace vent hood	15	EA	50	13	\$195.00						
Replace kitchen sink and faucet	10	EA	50	3	\$975.00			\$48,750			

Yolo County Housing

Physical Needs Assessment

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace tub	20	EA	60	5	\$1,200.00					\$72,000	
Install vanity including countertop and faucet	10	EA	60	5	\$710.00					\$42,600	
Install ceramic floor and wall tile in bathroom	30	SF	6,296	5	\$9.20					\$57,923	
Replace toilet	20	EA	60	5	\$505.00					\$30,300	
Replace showerhead and shower controls	10	EA	60	5	\$175.00					\$10,500	
Replace bath accessories including towel racks and toilet paper holder	10	EA	60	5	\$125.00					\$7,500	
Replace exhaust fan	15	EA	60	5	\$117.00					\$7,020	
Dwelling Structures Totals						\$4,590	\$0	\$412,788	\$0	\$233,593	\$410,355
Dwelling Equipment											
Replace range	9	EA	50	7	\$535.00						
Replace refrigerator	9	EA	50	7	\$560.00						
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$0	\$0
Non-Dwelling Structure											
Paint building exteriors	7	SF	2,412	6	\$0.63					\$1,520	
Replace exterior doors	25	EA	5	7	\$783.00						

RUL = Remaining Useful Life

Yolo County Housing

Physical Needs Assessment

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace exterior roll-up doors	25	EA	1	7	\$925.00						
Replace windows	25	EA	9	7	\$525.00						
Replace vinyl tile flooring	15	SF	1,424	12	\$2.95						
Interior paint	10	SF	4,042	2	\$0.99		\$4,002				
Install shelving in maintenance storage area	20	LF	129	2	\$0.99		\$128				
Non-Dwelling Structure Totals						\$0	\$4,129	\$0	\$0	\$1,520	\$0
TOTALS - THIS DEVELOPMENT >>>						\$99,915	\$4,129	\$412,788	\$0	\$237,063	\$425,655

RUL = Remaining Useful Life

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Site Improvement											
Reseal asphalt drive and parking areas	5	SF	15,300	6	\$1.00					\$15,300	
Resurface asphalt drive and parking areas	25	SF	15,300	1	\$6.00						
Replace pole-mounted security lights	25	EA	10	15	\$750.00						
Replace mailboxes	10	EA	3	5	\$650.00						
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	3	1	\$1,175.00						
Site Improvement Totals						\$0	\$0	\$0	\$0	\$15,300	\$0
Dwelling Structures											
Paint building exteriors	7	SF	61,008	6	\$0.63						
Replace exterior doors	25	EA	150	7	\$783.00	\$117,450					
Replace screen doors	7	EA	50	7	\$260.00	\$13,000					
Replace sliding glass doors	30	EA	50	17	\$1,975.00						
Replace screen/storm door hardware with lever type	7	EA	3	1	\$50.00		\$150				
Replace exterior door hardware with lever type	25	EA	3	1	\$200.00						
Install small ramps at rear sliding door to minimize thresholds	25	EA	3	1	\$180.00						

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink – finished	20	EA	3	1	\$600.00						
Provide 30" wide work space with open knee hole fixed at 34" or less	20	EA	3	1	\$450.00						
Insulate HW supply and drain pipes on bathroom sink	10	EA	3	1	\$50.00					\$150	
Replace interior doors	30	EA	386	10	\$250.00				\$96,500		
Replace stair tread	15	EA	140	3	\$36.45						
Replace vinyl tile flooring	15	SF	42,778	3	\$2.95						
Replace water heater	10	EA	50	11	\$1,100.00					\$55,000	
Replace packaged rooftop HVAC system	15	EA	40	6	\$7,500.00						
Replace furnace	15	EA	20	6	\$1,346.00						
Replace split system air conditioner	15	EA	20	6	\$2,250.00						
Replace interior lighting	20	EA	442	10	\$145.00				\$64,090		
Replace smoke detector	10	EA	192	7	\$115.00	\$22,080					
Replace carbon monoxide detector	7	EA	50	5	\$115.00						\$5,750
Replace kitchen cabinets	20	LF	964	3	\$204.00						
Replace kitchen countertops	10	LF	372	3	\$97.00						
Replace vent hood	15	EA	50	13	\$195.00						
Replace kitchen sink and faucet	10	EA	50	3	\$975.00						

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace tub	20	EA	60	5	\$1,200.00						
Install vanity including countertop and faucet	10	EA	60	5	\$710.00						
Install ceramic floor and wall tile in bathroom	30	SF	6,296	5	\$9.20						
Replace toilet	20	EA	60	5	\$505.00						
Replace showerhead and shower controls	10	EA	60	5	\$175.00						
Replace bath accessories including towel racks and toilet paper holder	10	EA	60	5	\$125.00						
Replace exhaust fan	15	EA	60	5	\$117.00						
Dwelling Structures Totals						\$152,530	\$150	\$0	\$160,590	\$55,150	\$5,750
<u>Dwelling Equipment</u>											
Replace range	9	EA	50	7	\$535.00	\$26,750					
Replace refrigerator	9	EA	50	7	\$560.00	\$28,000					
Dwelling Equipment Totals						\$54,750	\$0	\$0	\$0	\$0	\$0
<u>Non-Dwelling Structure</u>											
Paint building exteriors	7	SF	2,412	6	\$0.63						\$1,520
Replace exterior doors	25	EA	5	7	\$783.00	\$3,915					

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace exterior roll-up doors	25	EA	1	7	\$925.00	\$925					
Replace windows	25	EA	9	7	\$525.00	\$4,725					
Replace vinyl tile flooring	15	SF	1,424	12	\$2.95						\$4,201
Interior paint	10	SF	4,042	2	\$0.99						\$4,002
Install shelving in maintenance storage area	20	LF	129	2	\$0.99						
Non-Dwelling Structure Totals						\$9,565	\$0	\$0	\$0	\$0	\$9,722
TOTALS - THIS DEVELOPMENT >>>						\$216,845	\$150	\$0	\$160,590	\$70,450	\$15,472

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Site Improvement										
Reseal asphalt drive and parking areas	5	SF	15,300	6	\$1.00				\$15,300	
Resurface asphalt drive and parking areas	25	SF	15,300	1	\$6.00					
Replace pole-mounted security lights	25	EA	10	15	\$750.00			\$7,500		
Replace mailboxes	10	EA	3	5	\$650.00			\$1,950		
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	3	1	\$1,175.00					
Site Improvement Totals						\$0	\$0	\$9,450	\$15,300	\$0
Dwelling Structures										
Paint building exteriors	7	SF	61,008	6	\$0.63	\$38,435				
Replace exterior doors	25	EA	150	7	\$783.00					
Replace screen doors	7	EA	50	7	\$260.00		\$13,000			
Replace sliding glass doors	30	EA	50	17	\$1,975.00					\$98,750
Replace screen/storm door hardware with lever type	7	EA	3	1	\$50.00			\$150		
Replace exterior door hardware with lever type	25	EA	3	1	\$200.00					
Install small ramps at rear sliding door to minimize thresholds	25	EA	3	1	\$180.00					

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	3	1	\$600.00					
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	3	1	\$450.00					
Insulate HW supply and drain pipes on bathroom sink	10	EA	3	1	\$50.00					
Replace interior doors	30	EA	386	10	\$250.00					
Replace stair tread	15	EA	140	3	\$36.45					
Replace vinyl tile flooring	15	SF	42,778	3	\$2.95					
Replace water heater	10	EA	50	11	\$1,100.00					
Replace packaged rooftop HVAC system	15	EA	40	6	\$7,500.00					
Replace furnace	15	EA	20	6	\$1,346.00					
Replace split system air conditioner	15	EA	20	6	\$2,250.00					
Replace interior lighting	20	EA	442	10	\$145.00					
Replace smoke detector	10	EA	192	7	\$115.00					\$22,080
Replace carbon monoxide detector	7	EA	50	5	\$115.00					
Replace kitchen cabinets	20	LF	964	3	\$204.00					
Replace kitchen countertops	10	LF	372	3	\$97.00	\$36,084				
Replace vent hood	15	EA	50	13	\$195.00	\$9,750				
Replace kitchen sink and faucet	10	EA	50	3	\$975.00	\$48,750				

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace tub	20	EA	60	5	\$1,200.00					
Install vanity including countertop and faucet	10	EA	60	5	\$710.00			\$42,600		
Install ceramic floor and wall tile in bathroom	30	SF	6,296	5	\$9.20					
Replace toilet	20	EA	60	5	\$505.00					
Replace showerhead and shower controls	10	EA	60	5	\$175.00			\$10,500		
Replace bath accessories including towel racks and toilet paper holder	10	EA	60	5	\$125.00			\$7,500		
Replace exhaust fan	15	EA	60	5	\$117.00					
Dwelling Structures Totals						\$133,019	\$13,000	\$60,750	\$0	\$120,830
Dwelling Equipment										
Replace range	9	EA	50	7	\$535.00				\$26,750	
Replace refrigerator	9	EA	50	7	\$560.00				\$28,000	
Dwelling Equipment Totals						\$0	\$0	\$0	\$54,750	\$0
Non-Dwelling Structure										
Paint building exteriors	7	SF	2,412	6	\$0.63					
Replace exterior doors	25	EA	5	7	\$783.00					

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace exterior roll-up doors	25	EA	1	7	\$925.00					
Replace windows	25	EA	9	7	\$525.00					
Replace vinyl tile flooring	15	SF	1,424	12	\$2.95					
Interior paint	10	SF	4,042	2	\$0.99					
Install shelving in maintenance storage area	20	LF	129	2	\$0.99					
Non-Dwelling Structure Totals						\$0	\$0	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$133,019	\$13,000	\$70,200	\$70,050	\$120,830

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Site Improvement									
Reseal asphalt drive and parking areas	5	SF	15,300	6	\$1.00				\$45,900
Resurface asphalt drive and parking areas	25	SF	15,300	1	\$6.00				\$91,800
Replace pole-mounted security lights	25	EA	10	15	\$750.00				\$7,500
Replace mailboxes	10	EA	3	5	\$650.00				\$3,900
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	3	1	\$1,175.00				\$3,525
Site Improvement Totals						\$0	\$0	\$0	\$152,625
Dwelling Structures									
Paint building exteriors	7	SF	61,008	6	\$0.63			\$38,435	\$115,305
Replace exterior doors	25	EA	150	7	\$783.00				\$117,450
Replace screen doors	7	EA	50	7	\$260.00				\$26,000
Replace sliding glass doors	30	EA	50	17	\$1,975.00				\$98,750
Replace screen/storm door hardware with lever type	7	EA	3	1	\$50.00				\$450
Replace exterior door hardware with lever type	25	EA	3	1	\$200.00				\$600
Install small ramps at rear sliding door to minimize thresholds	25	EA	3	1	\$180.00				\$540

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	3	1	\$600.00				\$1,800
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	3	1	\$450.00				\$1,350
Insulate HW supply and drain pipes on bathroom sink	10	EA	3	1	\$50.00				\$300
Replace interior doors	30	EA	386	10	\$250.00				\$96,500
Replace stair tread	15	EA	140	3	\$36.45	\$5,103			\$10,206
Replace vinyl tile flooring	15	SF	42,778	3	\$2.95	\$126,195			\$252,390
Replace water heater	10	EA	50	11	\$1,100.00				\$55,000
Replace packaged rooftop HVAC system	15	EA	40	6	\$7,500.00				\$300,000
Replace furnace	15	EA	20	6	\$1,346.00				\$26,920
Replace split system air conditioner	15	EA	20	6	\$2,250.00				\$45,000
Replace interior lighting	20	EA	442	10	\$145.00				\$64,090
Replace smoke detector	10	EA	192	7	\$115.00				\$44,160
Replace carbon monoxide detector	7	EA	50	5	\$115.00		\$5,750		\$17,250
Replace kitchen cabinets	20	LF	964	3	\$204.00				\$196,656
Replace kitchen countertops	10	LF	372	3	\$97.00				\$72,168
Replace vent hood	15	EA	50	13	\$195.00				\$9,750
Replace kitchen sink and faucet	10	EA	50	3	\$975.00				\$97,500

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace tub	20	EA	60	5	\$1,200.00				\$72,000
Install vanity including countertop and faucet	10	EA	60	5	\$710.00				\$85,200
Install ceramic floor and wall tile in bathroom	30	SF	6,296	5	\$9.20				\$57,923
Replace toilet	20	EA	60	5	\$505.00				\$30,300
Replace showerhead and shower controls	10	EA	60	5	\$175.00				\$21,000
Replace bath accessories including towel racks and toilet paper holder	10	EA	60	5	\$125.00				\$15,000
Replace exhaust fan	15	EA	60	5	\$117.00			\$7,020	\$14,040
Dwelling Structures Totals						\$131,298	\$5,750	\$45,455	\$1,945,599
Dwelling Equipment									
Replace range	9	EA	50	7	\$535.00				\$53,500
Replace refrigerator	9	EA	50	7	\$560.00				\$56,000
Dwelling Equipment Totals						\$0	\$0	\$0	\$109,500
Non-Dwelling Structure									
Paint building exteriors	7	SF	2,412	6	\$0.63		\$1,520		\$4,559
Replace exterior doors	25	EA	5	7	\$783.00				\$3,915

Property Name: El Rio Villa III

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace exterior roll-up doors	25	EA	1	7	\$925.00				\$925
Replace windows	25	EA	9	7	\$525.00				\$4,725
Replace vinyl tile flooring	15	SF	1,424	12	\$2.95				\$4,201
Interior paint	10	SF	4,042	2	\$0.99				\$8,003
Install shelving in maintenance storage area	20	LF	129	2	\$0.99				\$128
Non-Dwelling Structure Totals						\$0	\$1,520	\$0	\$26,455
TOTALS - THIS DEVELOPMENT >>>						\$131,298	\$7,270	\$45,455	\$2,234,179

CA 44-25

**PHYSICAL NEEDS SUMMARY
FOR
EL RIO VILLA IV (CA044025)**

El Rio Villa IV is located on Purtell Court in Winters. The apartments were constructed in 1992. There are nine dwelling buildings in the development which house a total of eighteen apartments. All buildings are single story duplex apartments.

Bedroom Size	1	2	3	4	Total
No. of Apts.	0	0	18	0	18

Site

Grounds/Landscaping - The grounds have been well-maintained throughout the years. No improvements are needed at this time. However, the Authority is considering replacing the existing landscaping with drought tolerant landscaping pending a test of the proposed landscaping in El Rio Villa II.

Parking/Drives – The asphalt drive and parking areas should be resurfaced. Every five years YCH should reseal the asphalt to ensure a long useful life.

Trash Collection - Trash pickup is provided on a weekly basis by a private company. The cost of which is paid by Yolo County Housing. Each household is supplied a 65-gallon plastic container for disposal of garbage. There are no dumpsters located on the site.

Utilities - Utilities at the site include natural gas, electricity and water/sewer. The natural gas and electric utilities are paid by the resident. Therefore, those companies are responsible for maintain the distribution lines. Water and sewer is paid for by Yolo County Housing. YCH is responsible for maintaining the water and sewer lines from the master meter.

Outdoor Lighting – For added security, security lights have been installed throughout the property. While these lights are in good condition now, plans should be made to replace them later in the assessment period.

Clotheslines – YCH should install an adjustable clothesline with concrete pad adjacent to the accessible unit.

Exteriors

Roofing - The roofs were replaced in 2000 and will not need to be replaced in the time period covered by this assessment.

Foundations – The foundations are a 4” concrete slab built on grade. Although the area is prone to earthquakes, there were no serious foundation issues observed during the inspection.

Façade - According to YCH records, the exteriors were last painted in 2001. During the inspection, no peeling paint was observed. To maintain the appearance of the stucco exteriors, painting will need to take place in the next five years.

Windows - The double pane windows appear to be in good condition and do not need to be replaced during the next 13 years.

Doors - The metal insulated exterior doors are in good condition and do not need to be replaced at this time. The heavy duty screen doors are also in good condition. All exterior doors and screen doors at accessible units should have lever style hardware installed. Also ramps should be installed to minimize the threshold at the sliding glass doors.

Interiors

Kitchens - The kitchen should be upgraded in approximately four years by replacing the base and wall cabinets, countertops, range hood, sink, faucet, plumbing and cut-offs. YCH supplies each unit with a natural gas range and a refrigerator. The typical life expectancy for a natural gas range used in a family public housing development is approximately 7 to 9 years. The typical refrigerator is expected to last between 9 and 12 years.

The accessible unit should have the kitchen redesigned to meet all accessibility requirements, including those for knee space and cabinet height.

Bathrooms - Out of the four El Rio Villa developments this development, also the newest, can wait the longest before modernizing the bathrooms. These bathrooms still have features like wall mount sinks and vinyl tile floors that should be upgraded to vanity cabinets and ceramic tile. The Authority should also install water saving plumbing fixtures during the renovation. A commode with 19 inches from floor to top of seat should be installed at the accessible unit.

Doors - The interior doors are in excellent condition. They have a remaining useful life of at least ten years.

Ceilings and Walls - HUD suggests that apartment interiors get painted at family developments every five to seven years. Because the apartments are painted at turnover, many have been painted within this timeframe. Funds should be allocated to paint the remainder.

Flooring - The vinyl tile flooring should be replaced in approximately four years. As noted above the Authority should install ceramic tile in the bathrooms. The remainder of the apartment should have new vinyl tile installed.

Lighting - The Authority should plan to upgrade the lighting in each apartment in approximately ten years.

Life Safety – Each apartment is equipped with smoke detectors and a carbon monoxide detector. All of the equipment are placed in the proper areas of the apartment and are well within their expected useful life.

Systems

Electrical Service - The electric panels are currently in good condition. They are original to the buildings and will not need to be replaced during the next 20 years.

Space Heating and Cooling - Space heating is provided to each unit via a forced-air natural gas furnace. Each unit is also equipped with central air conditioning. These units have approximately eight years of useful life remaining.

Water Heater - Hot water is supplied to each unit by a natural gas water heater. Each water heater surveyed was installed in 2011. Depending on various factors, the estimated life of a water heater ranges between 10 to 15 years.

Yolo County Housing

Physical Needs Assessment

Property Name: El Rio Villa IV

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Site Improvement											
Resurface asphalt drive and parking areas	25	SF	6,750	1	\$6.00	\$40,500					
Reseal asphalt drive and parking areas	5	SF	6,750	6	\$1.00						\$6,750
Replace pole-mounted security lights	25	EA	4	15	\$750.00						
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	1	1	\$1,175.00	\$1,175					
Site Improvement Totals						\$41,675	\$0	\$0	\$0	\$0	\$6,750
Dwelling Structures											
Paint building exteriors	7	SF	19,008	5	\$0.63					\$11,975	
Replace exterior doors	25	EA	54	8	\$783.00						
Replace screen doors	7	EA	18	8	\$260.00						
Replace sliding glass doors	30	EA	18	13	\$1,975.00						
Replace screen/storm door hardware with lever type	7	EA	1	1	\$50.00	\$50					
Replace exterior door hardware with lever type	25	EA	1	1	\$200.00	\$200					
Install small ramps at rear sliding door to minimize thresholds	30	EA	1	1	\$180.00	\$180					
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00	\$600					

Yolo County Housing

Physical Needs Assessment

Property Name: El Rio Villa IV

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Provide 30" wide work space with open knee-hole fixed at 34" or less	20	EA	1	1	\$450.00	\$450					
Replace commode with high-rise type (19" from floor to top of seat)	10	EA	1	1	\$525.00	\$525					
Replace interior doors	30	EA	162	10	\$250.00						
Replace vinyl tile flooring	15	SF	16,236	4	\$2.95				\$47,896		
Replace water heater	10	EA	18	8	\$1,100.00						
Replace furnace	15	EA	18	8	\$1,346.00						
Replace split system air conditioner	15	EA	18	8	\$2,250.00						
Replace interior lighting	20	EA	162	10	\$145.00						
Replace smoke detector	10	EA	72	7	\$115.00						
Replace carbon monoxide detector	7	EA	18	5	\$115.00					\$2,070	
Replace kitchen cabinets	20	LF	360	4	\$204.00				\$73,440		
Replace kitchen countertops	10	LF	144	4	\$97.00				\$13,968		
Replace vent hood	15	EA	18	12	\$195.00						
Replace kitchen sink and faucet	10	EA	18	4	\$975.00				\$17,550		
Replace tub	20	EA	18	5	\$1,200.00					\$21,600	
Install vanity including countertop and faucet	10	EA	18	5	\$710.00					\$12,780	
Install ceramic floor and wall tile in bathroom	30	SF	1,962	5	\$9.20					\$18,050	

Yolo County Housing

Physical Needs Assessment

Property Name: El Rio Villa IV

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace toilet	20	EA	18	5	\$505.00					\$9,090	
Replace showerhead and shower controls	10	EA	18	5	\$175.00					\$3,150	
Replace bath accessories including towel racks and toilet paper holder	10	EA	18	5	\$125.00					\$2,250	
Replace exhaust fan	15	EA	18	5	\$117.00					\$2,106	
Dwelling Structures Totals						\$2,005	\$0	\$0	\$152,854	\$83,071	\$0
Dwelling Equipment											
Replace range	9	EA	18	8	\$535.00						
Replace refrigerator	9	EA	18	8	\$560.00						
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$43,680	\$0	\$0	\$152,854	\$83,071	\$6,750

Property Name: El Rio Villa IV

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Site Improvement											
Resurface asphalt drive and parking areas	25	SF	6,750	1	\$6.00						
Reseal asphalt drive and parking areas	5	SF	6,750	6	\$1.00					\$6,750	
Replace pole-mounted security lights	25	EA	4	15	\$750.00						
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	1	1	\$1,175.00						
Site Improvement Totals						\$0	\$0	\$0	\$0	\$6,750	\$0
Dwelling Structures											
Paint building exteriors	7	SF	19,008	5	\$0.63						\$11,975
Replace exterior doors	25	EA	54	8	\$783.00		\$42,282				
Replace screen doors	7	EA	18	8	\$260.00		\$4,680				
Replace sliding glass doors	30	EA	18	13	\$1,975.00						
Replace screen/storm door hardware with lever type	7	EA	1	1	\$50.00		\$50				
Replace exterior door hardware with lever type	25	EA	1	1	\$200.00						
Install small ramps at rear sliding door to minimize thresholds	30	EA	1	1	\$180.00						
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00						

Property Name: El Rio Villa IV

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	1	1	\$450.00						
Replace commode with high-rise type (19" from floor to top of seat)	10	EA	1	1	\$525.00					\$525	
Replace interior doors	30	EA	162	10	\$250.00				\$40,500		
Replace vinyl tile flooring	15	SF	16,236	4	\$2.95						
Replace water heater	10	EA	18	8	\$1,100.00		\$19,800				
Replace furnace	15	EA	18	8	\$1,346.00		\$24,228				
Replace split system air conditioner	15	EA	18	8	\$2,250.00		\$40,500				
Replace interior lighting	20	EA	162	10	\$145.00				\$23,490		
Replace smoke detector	10	EA	72	7	\$115.00	\$8,280					
Replace carbon monoxide detector	7	EA	18	5	\$115.00						\$2,070
Replace kitchen cabinets	20	LF	360	4	\$204.00						
Replace kitchen countertops	10	LF	144	4	\$97.00						
Replace vent hood	15	EA	18	12	\$195.00						\$3,510
Replace kitchen sink and faucet	10	EA	18	4	\$975.00						
Replace tub	20	EA	18	5	\$1,200.00						
Install vanity including countertop and faucet	10	EA	18	5	\$710.00						
Install ceramic floor and wall tile in bathroom	30	SF	1,962	5	\$9.20						

Property Name: El Rio Villa IV

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace toilet	20	EA	18	5	\$505.00						
Replace showerhead and shower controls	10	EA	18	5	\$175.00						
Replace bath accessories including towel racks and toilet paper holder	10	EA	18	5	\$125.00						
Replace exhaust fan	15	EA	18	5	\$117.00						
Dwelling Structures Totals						\$8,280	\$131,540	\$0	\$63,990	\$525	\$17,555
<u>Dwelling Equipment</u>											
Replace range	9	EA	18	8	\$535.00		\$9,630				
Replace refrigerator	9	EA	18	8	\$560.00		\$10,080				
Dwelling Equipment Totals						\$0	\$19,710	\$0	\$0	\$0	\$0
TOTALS - THIS DEVELOPMENT >>>						\$8,280	\$151,250	\$0	\$63,990	\$7,275	\$17,555

Property Name: El Rio Villa IV

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Site Improvement										
Resurface asphalt drive and parking areas	25	SF	6,750	1	\$6.00					
Reseal asphalt drive and parking areas	5	SF	6,750	6	\$1.00				\$6,750	
Replace pole-mounted security lights	25	EA	4	15	\$750.00			\$3,000		
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	1	1	\$1,175.00					
Site Improvement Totals						\$0	\$0	\$3,000	\$6,750	\$0
Dwelling Structures										
Paint building exteriors	7	SF	19,008	5	\$0.63					
Replace exterior doors	25	EA	54	8	\$783.00					
Replace screen doors	7	EA	18	8	\$260.00			\$4,680		
Replace sliding glass doors	30	EA	18	13	\$1,975.00	\$35,550				
Replace screen/storm door hardware with lever type	7	EA	1	1	\$50.00			\$50		
Replace exterior door hardware with lever type	25	EA	1	1	\$200.00					
Install small ramps at rear sliding door to minimize thresholds	30	EA	1	1	\$180.00					
Replace base cabinets, provide either removable cabinet or knee hole under sink. replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00					

Property Name: El Rio Villa IV

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Provide 30" wide work space with open knee-hole fixed at 34" or less	20	EA	1	1	\$450.00					
Replace commode with high-rise type (19" from floor to top of seat)	10	EA	1	1	\$525.00					
Replace interior doors	30	EA	162	10	\$250.00					
Replace vinyl tile flooring	15	SF	16,236	4	\$2.95					
Replace water heater	10	EA	18	8	\$1,100.00					
Replace furnace	15	EA	18	8	\$1,346.00					
Replace split system air conditioner	15	EA	18	8	\$2,250.00					
Replace interior lighting	20	EA	162	10	\$145.00					
Replace smoke detector	10	EA	72	7	\$115.00					\$8,280
Replace carbon monoxide detector	7	EA	18	5	\$115.00					
Replace kitchen cabinets	20	LF	360	4	\$204.00					
Replace kitchen countertops	10	LF	144	4	\$97.00		\$13,968			
Replace vent hood	15	EA	18	12	\$195.00					
Replace kitchen sink and faucet	10	EA	18	4	\$975.00		\$17,550			
Replace tub	20	EA	18	5	\$1,200.00					
Install vanity including countertop and faucet	10	EA	18	5	\$710.00			\$12,780		
Install ceramic floor and wall tile in bathroom	30	SF	1,962	5	\$9.20					

Property Name: El Rio Villa IV

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace toilet	20	EA	18	5	\$505.00					
Replace showerhead and shower controls	10	EA	18	5	\$175.00			\$3,150		
Replace bath accessories including towel racks and toilet paper holder	10	EA	18	5	\$125.00			\$2,250		
Replace exhaust fan	15	EA	18	5	\$117.00					
Dwelling Structures Totals						\$35,550	\$31,518	\$22,910	\$0	\$8,280
Dwelling Equipment										
Replace range	9	EA	18	8	\$535.00					\$9,630
Replace refrigerator	9	EA	18	8	\$560.00					\$10,080
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$19,710
TOTALS - THIS DEVELOPMENT >>>						\$35,550	\$31,518	\$25,910	\$6,750	\$27,990

Property Name: El Rio Villa IV

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Site Improvement									
Resurface asphalt drive and parking areas	25	SF	6,750	1	\$6.00				\$40,500
Reseal asphalt drive and parking areas	5	SF	6,750	6	\$1.00				\$20,250
Replace pole-mounted security lights	25	EA	4	15	\$750.00				\$3,000
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	1	1	\$1,175.00				\$1,175
Site Improvement Totals						\$0	\$0	\$0	\$64,925
Dwelling Structures									
Paint building exteriors	7	SF	19,008	5	\$0.63		\$11,975		\$35,925
Replace exterior doors	25	EA	54	8	\$783.00				\$42,282
Replace screen doors	7	EA	18	8	\$260.00				\$9,360
Replace sliding glass doors	30	EA	18	13	\$1,975.00				\$35,550
Replace screen/storm door hardware with lever type	7	EA	1	1	\$50.00				\$150
Replace exterior door hardware with lever type	25	EA	1	1	\$200.00				\$200
Install small ramps at rear sliding door to minimize thresholds	30	EA	1	1	\$180.00				\$180
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	1	1	\$600.00				\$600

Property Name: El Rio Villa IV

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Provide 30" wide work space with open knee-hole fixed at 34" or less	20	EA	1	1	\$450.00				\$450
Replace commode with high-rise type (19" from floor to top of seat)	10	EA	1	1	\$525.00				\$1,050
Replace interior doors	30	EA	162	10	\$250.00				\$40,500
Replace vinyl tile flooring	15	SF	16,236	4	\$2.95		\$47,896		\$95,792
Replace water heater	10	EA	18	8	\$1,100.00	\$19,800			\$39,600
Replace furnace	15	EA	18	8	\$1,346.00				\$24,228
Replace split system air conditioner	15	EA	18	8	\$2,250.00				\$40,500
Replace interior lighting	20	EA	162	10	\$145.00				\$23,490
Replace smoke detector	10	EA	72	7	\$115.00				\$16,560
Replace carbon monoxide detector	7	EA	18	5	\$115.00		\$2,070		\$6,210
Replace kitchen cabinets	20	LF	360	4	\$204.00				\$73,440
Replace kitchen countertops	10	LF	144	4	\$97.00				\$27,936
Replace vent hood	15	EA	18	12	\$195.00				\$3,510
Replace kitchen sink and faucet	10	EA	18	4	\$975.00				\$35,100
Replace tub	20	EA	18	5	\$1,200.00				\$21,600
Install vanity including countertop and faucet	10	EA	18	5	\$710.00				\$25,560
Install ceramic floor and wall tile in bathroom	30	SF	1,962	5	\$9.20				\$18,050

Property Name: El Rio Villa IV

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace toilet	20	EA	18	5	\$505.00				\$9,090
Replace showerhead and shower controls	10	EA	18	5	\$175.00				\$6,300
Replace bath accessories including towel racks and toilet paper holder	10	EA	18	5	\$125.00				\$4,500
Replace exhaust fan	15	EA	18	5	\$117.00			\$2,106	\$4,212
Dwelling Structures Totals						\$19,800	\$61,941	\$2,106	\$641,926
<u>Dwelling Equipment</u>									
Replace range	9	EA	18	8	\$535.00				\$19,260
Replace refrigerator	9	EA	18	8	\$560.00				\$20,160
Dwelling Equipment Totals						\$0	\$0	\$0	\$39,420
TOTALS - THIS DEVELOPMENT >>>						\$19,800	\$61,941	\$2,106	\$746,271

Yolo County Housing

Physical Needs Assessment

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Site Improvement											
Reseal asphalt parking areas	5	SF	98,000	6	\$1.00						\$98,000
Resurface asphalt parking areas	25	SF	98,000	1	\$6.00	\$588,000					
Add curb cut at ramp by entrance of office	25	EA	1	1	\$250.00	\$250					
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	2	1	\$1,175.00	\$2,350					
Install dumpster enclosures	25	EA	4	1	\$1,278.00	\$5,112					
Replace mailboxes	10	EA	2	8	\$650.00						
Replace entrance gate motor	15	EA	1	1	\$4,075.00	\$4,075					
Site Improvement Totals						\$599,787	\$0	\$0	\$0	\$0	\$98,000
Dwelling Structures											
Replace asphalt roll roofing	15	SF	23,803	1	\$3.20	\$76,170					
Replace metal roofing	30	SF	12,908	6	\$3.58						\$46,211
Paint building exteriors	7	SF	20,472	7	\$0.63						
Replace exterior doors	25	EA	46	3	\$783.00			\$36,018			
Replace security screen doors	10	EA	42	8	\$260.00						

RUL = Remaining Useful Life

Yolo County Housing

Physical Needs Assessment

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace exterior screen door hardware with lever type	7	EA	1	1	\$50.00	\$50					
Replace exterior entry door hardware with lever type	25	EA	1	1	\$200.00	\$200					
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00	\$1,200					
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	2	1	\$450.00	\$900					
Replace interior doors	30	EA	156	2	\$250.00		\$39,000				
Replace flooring (VCT)	15	SF	12,200	1	\$2.95	\$35,990					
Replace flooring (carpet)	10	SF	8,200	5	\$4.55					\$37,310	
Replace central HVAC system	20	EA	39	1	\$5,500.00	\$214,500					
Replace interior lighting	20	EA	117	2	\$145.00		\$16,965				
Replace smoke detector	10	EA	82	5	\$115.00					\$9,430	
Replace kitchen cabinets	20	LF	928	2	\$204.00		\$189,312				
Replace kitchen countertops	10	LF	433	2	\$97.00		\$42,001				
Replace vent hood	15	EA	39	2	\$195.00		\$7,605				
Replace kitchen sink and faucet	10	EA	39	2	\$975.00		\$38,025				
Replace garbage disposal	8	EA	39	2	\$223.00		\$8,697				
Replace fiberglass tub and shower surround	20	EA	39	2	\$1,200.00		\$46,800				
Replace vanity including countertop and faucet	10	EA	39	2	\$710.00		\$27,690				

Yolo County Housing

Physical Needs Assessment

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace toilet	20	EA	39	2	\$505.00		\$19,695				
Replace showerhead and shower controls	10	EA	39	2	\$175.00		\$6,825				
Replace bath accessories including towel racks and toilet paper holder	10	EA	39	2	\$125.00		\$4,875				
Replace exhaust fan	15	EA	39	2	\$117.00		\$4,563				
Replace natural gas boiler with 175 gallon storage tank	15	EA	1	11	\$5,500.00						
Replace 100 gallon natural gas water heater	15	EA	2	14	\$3,200.00						
Dwelling Structures Totals						\$329,010	\$452,053	\$36,018	\$0	\$46,740	\$46,211
Dwelling Equipment											
Replace range (electric)	9	EA	39	9	\$535.00						
Replace refrigerator	9	EA	39	8	\$560.00						
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$0	\$0
Non-Dwelling Structure											
Replace asphalt roll roofing	15	SF	8,124	1	\$3.20	\$25,997					
Replace metal roofing	30	SF	5,470	6	\$3.58						\$19,583
Paint building exteriors	7	SF	4,212	7	\$0.63						

RUL = Remaining Useful Life

Yolo County Housing

Physical Needs Assessment

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Office Men's Room: lower bathroom mirror to maximum height of 40" from the floor to the bottom of mirror	10	EA	1	1	\$125.00	\$125					
Office Men's Room: add braille signs	20	EA	1	1	\$50.00	\$50					
Office Women's Room: lower bathroom mirror to maximum height of 40" from the floor to the bottom of mirror	10	EA	1	1	\$125.00	\$125					
Office Women's Room: add braille signs	20	EA	1	1	\$50.00	\$50					
Multipurpose Room Men's Room: add braille signs	20	EA	1	1	\$50.00	\$50					
Multipurpose Room Women's Room: add braille signs	20	EA	1	1	\$50.00	\$50					
Laundry Room: Replace one washer with front load machine that is same price as regular machines (contractor)	20	EA	1	1	\$0.00	\$0					
Replace exterior doors	25	EA	18	3	\$783.00			\$14,094			
Replace windows	30	EA	35	5	\$525.00					\$18,375	
Non-Dwelling Structure Totals						\$26,447	\$0	\$14,094	\$0	\$18,375	\$19,583
TOTALS - THIS DEVELOPMENT >>>						\$955,243	\$452,053	\$50,112	\$0	\$65,115	\$163,793

RUL = Remaining Useful Life

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Site Improvement											
Reseal asphalt parking areas	5	SF	98,000	6	\$1.00					\$98,000	
Resurface asphalt parking areas	25	SF	98,000	1	\$6.00						
Add curb cut at ramp by entrance of office	25	EA	1	1	\$250.00						
Install adjustable clothesline on a pad with clear access to unit entry	25	EA	2	1	\$1,175.00						
Install dumpster enclosures	25	EA	4	1	\$1,278.00						
Replace mailboxes	10	EA	2	8	\$650.00		\$1,300				
Replace entrance gate motor	15	EA	1	1	\$4,075.00						
Site Improvement Totals						\$0	\$1,300	\$0	\$0	\$98,000	\$0
Dwelling Structures											
Replace asphalt roll roofing	15	SF	23,803	1	\$3.20						
Replace metal roofing	30	SF	12,908	6	\$3.58						
Paint building exteriors	7	SF	20,472	7	\$0.63	\$12,897					
Replace exterior doors	25	EA	46	3	\$783.00						
Replace security screen doors	10	EA	42	8	\$260.00		\$10,920				

Property Name: Riverbend Senior Manor I

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace exterior screen door hardware with lever type	7	EA	1	1	\$50.00		\$50				
Replace exterior entry door hardware with lever type	25	EA	1	1	\$200.00						
Replace base cabinets, provide either removable cabinet or knee hole under sink, replace countertop, and remount sink -- finished	20	EA	2	1	\$600.00						
Provide 30" wide work space with open kneehole fixed at 34" or less	20	EA	2	1	\$450.00						
Replace interior doors	30	EA	156	2	\$250.00						
Replace flooring (VCT)	15	SF	12,200	1	\$2.95						
Replace flooring (carpet)	10	SF	8,200	5	\$4.55						
Replace central HVAC system	20	EA	39	1	\$5,500.00						
Replace interior lighting	20	EA	117	2	\$145.00						
Replace smoke detector	10	EA	82	5	\$115.00						
Replace kitchen cabinets	20	LF	928	2	\$204.00						
Replace kitchen countertops	10	LF	433	2	\$97.00						\$42,001
Replace vent hood	15	EA	39	2	\$195.00						
Replace kitchen sink and faucet	10	EA	39	2	\$975.00						\$38,025
Replace garbage disposal	8	EA	39	2	\$223.00				\$8,697		
Replace fiberglass tub and shower surround	20	EA	39	2	\$1,200.00						
Replace vanity including countertop and faucet	10	EA	39	2	\$710.00						\$27,690

CA 44-28

**PHYSICAL NEEDS SUMMARY
FOR
LAS CASITAS (CA044028)**

Las Casitas is YCH's newest public housing development. Built in 2001, the apartments are located on Lighthouse Drive in West Sacramento. There are twenty dwelling buildings in the development which house a total of seventy-six apartments. The buildings include a combination of single story quadplexes and two story townhouses. Apartment sizes range from one to four bedrooms. The development also includes an office/community building.

Bedroom Size	1	2	3	4	Total
No. of Apts.	16	28	24	8	76

Site

Grounds/Landscaping - Over the years, the ground cover around the buildings has deteriorated. These bare spots diminish the appearance of the property and should be addressed soon. An appropriate ground cover should be applied. To maintain the curb appeal these spots will need to be addressed periodically.

Parking/Drives – Although some minor cracking was observed during the site survey, the asphalt parking areas and drives remain in good condition. Based on the current condition, plans should be made to seal the asphalt within the next 2 to 3 years. Sealing should take place approximately every five years to help prolong the life expectancy. Resurfacing is estimated to be needed in approximately 13 years.

Playground – There is a kid's playground area located in the center of the development. The equipment appears to be in fair condition and should last a few more years before needing replacement. A ground level event and ramp should be installed at the playground to meet accessibility requirements.

Trash Collection – There are five dumpsters located throughout the site. To lessen the detraction from the development's appearance, each dumpster is enclosed with concrete block walls and a metal gate. Currently, the dumpster enclosures are in good condition and due to their construction should last a very long time. They will need to be repainted periodically to maintain their appearance.

Utilities - Utilities at the site include natural gas, electricity and water/sewer. The natural gas and electric utilities are paid by the resident. Therefore, those companies are responsible for maintain the distribution lines. Water and sewer is paid for by Yolo County Housing. YCH is responsible for maintaining the water and sewer lines from the master meter.

Outdoor Lighting – For added security, numerous security lights have been installed throughout the property. While these lights are in good condition now, replacement has been included later in the assessment period.

Mailboxes – A central mail facility for residents is located in front of the leasing office. These mailboxes are original to the development and are beginning to show signs that they will need to be replaced within the near future. Due to their location in front of the office, they detract from the appearance of the building. The mailboxes for accessible unit should be turned for easier access.

Exteriors

Roofing - The architectural shingles have a 30 year warranty but, realistically only have a useful life of approximately 25 years. The roofs are original so replacement should be expected in approximately ten years.

Each building also has a series of gutters and downspouts which divert rainwater away from the foundations. Currently, the gutters and downspouts are in good condition and should last at least until the roofs need to be replaced.

Foundations – The foundations are a 4” concrete slab built on grade. Although the area is prone to earthquakes, the foundations were observed to be in good condition during the inspection.

Façade – The stucco building exteriors are currently in good condition. They will need to be painted in the near future which will help to prolong the life of the stucco and enhance the appearance of the property.

Windows – The current windows are original to the development. Based on the expected useful life, the double pane windows should not need to be replaced until the last half of the time period covered by this assessment.

Doors - Each one-story apartment has a front entry door, a storage room door, a water heater room door, and a sliding glass door. The three and four-bedroom townhomes have only a front and rear entry door and the two-bedroom townhomes have only an entry door. Currently, the apartments do not have a security screen door at the front entry of each apartment. If possible, these should be added to allow residents to open their front doors and increase ventilation through the unit. All doors are currently in good condition and will not need to be addressed for some time.

Interiors

Kitchens - The oak cabinets and laminate countertops are beginning to show some early signs they are approaching the end of their useful lives. Plans should be made for kitchen modernization project to be completed in approximately five years. This project should include replacing the countertops, cabinets, range hoods, sinks, and faucets.

Each kitchen is equipped with a range and a refrigerator. A majority of the ranges are natural gas although there are 16 electric models in the elderly 1 bedroom units. Most of the ranges are original while the refrigerators have been replaced recently.

Bathrooms - The bathrooms include vanity cabinets with laminate tops, vinyl sheet flooring, tubs with fiberglass surrounds, and 1.6 gpf commodes in each bathroom. The bathrooms should be remodeled in approximately five years, at the same time as the kitchens.

Doors - The smooth flush interior doors are original to the development and should not need to be replaced for some time.

Ceilings and Walls - Because the apartment interiors are painted at vacancy, most apartments are painted every five years as HUD recommends. YCH maintains a cycle painting list for those apartments which are not painted with the five year window. These funds should come out of operations and therefore, are not included in this assessment.

Flooring - The flooring in each apartment consists of a combination of carpet and vinyl composite tile (VCT). The carpet is replaced as needed and the VCT, which is more durable, is original. Both are beginning to show signs of wear and tear. Replacement will need to be addressed in the near future.

Stairs - The vinyl stair treads in the townhome units should be replaced with the vinyl tile in approximately three years.

Lighting – At construction, a mixture of fluorescent and incandescent lighting fixtures were installed throughout the apartments. Overhead light fixtures were not installed in the bedrooms and living rooms. It is not an urgent item, but the lighting should be upgraded when the kitchen and bathroom renovations take place.

Life Safety – Each apartment is equipped with smoke detectors and a carbon monoxide detector. All of the detectors are placed in the proper areas of the apartment and are well within their expected useful life. Although the two detectors have varying useful life expectancies, it may be more cost efficient to replace both at the same time.

Accessibility – YCH should convert a two bedroom unit and a three bedroom unit to meet accessibility standards. This should be a complete conversion with work needed throughout the units. Minor upgrades will also be needed at the existing accessible units.

Systems

Electrical Service - The electric panels are currently in good condition. They are rated at 150 amps and based on the expected useful life of 50 years, should not need to be replaced during the time period covered by this assessment.

Space Heating and Cooling - Space heating is provided to each apartment via a hydronic furnace. This type of system produces heated air by running hot water from the water heater through a coil which in turn heats the coil. A fan blows the heated air from the coil through a duct system. Each apartment is also equipped with central air conditioning. Both systems are approximately 12 years old and will need to be replaced within the next 3 to 5 years.

Water Heater - Hot water is supplied to each apartment by an individual 40 gallon natural gas water heater. Because this development was constructed in 2001, the property contains a lot of original water heaters which are almost 13 years old. As these models are reaching the end of their useful life, it is expected that most will need to be changed out within the near future.

Non-Dwelling Structure

Roofing - The architectural shingles have a 30 year warranty but, realistically only have a useful life of approximately 25 years. The roofs are original so replacement should be expected in approximately ten years, at the same time as the dwelling units.

Each building also has a series of gutters and downspouts which divert rainwater away from the foundations. Currently, the gutters and downspouts are in good condition and should last at least until the roofs need to be replaced.

Foundations – The foundation is a 4” concrete slab built on grade. Although the area is prone to earthquakes, the foundation was observed to be in good condition during the inspection.

Façade – The stucco building exteriors are currently in good condition. They will need to be painted in the near future which will help to prolong the life of the stucco and enhance the appearance of the property.

Windows – The current windows are original to the development. Based on the expected useful life, the double pane windows should not need to be replaced for at least twelve years.

Flooring – The flooring is a combination of carpet and vinyl composite tile (VCT). Both flooring types are beginning to show signs of wear and tear. Replacement will need to be addressed in the near future.

Water Heater – A natural gas water heater provides hot water to the office. It has approximately three years of useful life remaining.

Heating and Cooling – There are two packaged rooftop systems that provide conditioned air. These units will reach the end of their useful life in approximately three years.

Life Safety – There are five smoke detectors and a carbon monoxide detector. All of the detectors are placed in the proper areas and are well within their expected useful life. Although the two detectors have varying useful life expectancies, it may be more cost efficient to replace both at the same time.

Yolo County Housing

Physical Needs Assessment

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Site Improvement											
Install ground cover over soil around buildings	5	SF	5,000	1	\$4.95	\$24,750					\$24,750
Reseal asphalt parking areas	5	SF	83,223	3	\$1.00			\$83,223			
Resurface asphalt parking areas	25	SF	83,223	13	\$6.00						
Replace cluster mailboxes	10	EA	6	3	\$650.00			\$3,900			
Turn mailbox units for accessible units for easier access	10	EA	1	1	\$250.00	\$250					
Replace pole-mounted security lighting	25	EA	15	12	\$750.00						
Install ramp into mulch area for easier transition	15	EA	1	1	\$300.00	\$300					
Add ground level events on play set	15	EA	2	1	\$500.00	\$1,000					
Replace playground equipment	15	EA	1	3	\$18,000.00			\$18,000			
Site Improvement Totals						\$26,300	\$0	\$105,123	\$0	\$0	\$24,750
Dwelling Structures											
Replace roofing (40 Year Architectural)	35	SF	76,243	10	\$3.20						
Replace gutter and downspouts	25	LF	6,432	10	\$8.40						
Paint building exteriors	7	SF	90,500	2	\$0.63		\$57,015				

Yolo County Housing

Physical Needs Assessment

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace exterior doors	25	EA	248	12	\$783.00						
Replace windows	25	EA	492	12	\$525.00						
Install grab bars around commode	20	EA	1	1	\$300.00	\$300					
Install lower closet rod and shelf	15	EA	2	1	\$50.00	\$100					
Install shelf in laundry room at or below 48" in height from floor to shelf	15	EA	1	1	\$100.00	\$100					
Convert 2 BR unit to meet accessibility standards	20	EA	1	1	\$9,168.00	\$9,168					
Convert 3 BR unit to meet accessibility standards	20	EA	1	1	\$9,343.00	\$9,343					
Replace interior doors	30	EA	708	18	\$250.00						
Replace flooring (VCT)	15	SF	3,800	5	\$2.95					\$11,210	
Replace flooring (carpet)	10	SF	35,000	5	\$4.55					\$159,250	
Replace natural gas water heater	10	EA	76	3	\$1,100.00			\$83,600			
Replace central HVAC system	15	EA	76	3	\$5,500.00			\$418,000			
Replace interior lighting	20	EA	476	5	\$145.00					\$69,020	
Replace smoke detector	10	EA	252	7	\$115.00						
Replace carbon monoxide detector	7	EA	76	5	\$115.00					\$8,740	
Replace kitchen cabinets	20	LF	924	5	\$204.00					\$188,496	
Replace kitchen countertops	10	SF	2,032	5	\$97.00					\$197,104	

Yolo County Housing

Physical Needs Assessment

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Replace vent hood	15	EA	76	5	\$195.00					\$14,820	
Replace kitchen sink and faucet	10	EA	76	5	\$975.00					\$74,100	
Replace fiberglass tub and shower surround	20	EA	116	5	\$1,200.00					\$139,200	
Replace vanity including countertop and faucet	10	EA	116	5	\$710.00					\$82,360	
Replace toilet	20	EA	116	5	\$505.00					\$58,580	
Replace showerhead and shower controls	10	EA	116	5	\$175.00					\$20,300	
Replace bath accessories including towel racks and toilet paper holder	10	EA	116	5	\$125.00					\$14,500	
Replace exhaust fan	15	EA	116	5	\$117.00					\$13,572	
Dwelling Structures Totals						\$19,011	\$57,015	\$501,600	\$0	\$1,051,252	\$0
Dwelling Equipment											
Replace range (electric)	9	EA	16	2	\$535.00		\$8,560				
Replace range (natural gas)	9	EA	60	2	\$535.00		\$32,100				
Replace refrigerator	9	EA	76	6	\$560.00						\$42,560
Dwelling Equipment Totals						\$0	\$40,660	\$0	\$0	\$0	\$42,560

RUL = Remaining Useful Life

Yolo County Housing

Physical Needs Assessment

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2014	2015	2016	2017	2018	2019
Non-Dwelling Structures											
Replace roofing (40 Year Architectural)	35	SF	2,182	12	\$3.20						
Replace gutter and downspouts	25	LF	172	12	\$8.40						
Paint building exteriors	7	SF	5,000	2	\$0.63		\$3,150				
Replace windows	25	EA	10	12	\$525.00						
Replace flooring (VCT)	15	SF	900	3	\$2.95			\$2,655			
Replace flooring (carpet)	10	SF	750	5	\$4.55					\$3,413	
Replace natural gas water heater	10	EA	1	3	\$1,100.00			\$1,100			
Replace rooftop packaged HVAC system	15	EA	2	3	\$7,500.00			\$15,000			
Replace smoke detector	10	EA	5	7	\$115.00						
Replace carbon monoxide detector	7	EA	1	5	\$115.00					\$115	
Non-Dwelling Structures Totals						\$0	\$3,150	\$18,755	\$0	\$3,528	\$0
TOTALS - THIS DEVELOPMENT >>>											
						\$45,311	\$100,825	\$625,478	\$0	\$1,054,780	\$67,310

RUL = Remaining Useful Life

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Site Improvement											
Install ground cover over soil around buildings	5	SF	5,000	1	\$4.95					\$24,750	
Reseal asphalt parking areas	5	SF	83,223	3	\$1.00		\$83,223				
Resurface asphalt parking areas	25	SF	83,223	13	\$6.00						
Replace cluster mailboxes	10	EA	6	3	\$650.00						
Turn mailbox units for accessible units for easier access	10	EA	1	1	\$250.00					\$250	
Replace pole-mounted security lighting	25	EA	15	12	\$750.00						\$11,250
Install ramp into mulch area for easier transition	15	EA	1	1	\$300.00						
Add ground level events on play set	15	EA	2	1	\$500.00						
Replace playground equipment	15	EA	1	3	\$18,000.00						
Site Improvement Totals						\$0	\$83,223	\$0	\$0	\$25,000	\$11,250
Dwelling Structures											
Replace roofing (40 Year Architectural)	35	SF	76,243	10	\$3.20				\$243,978		
Replace gutter and downspouts	25	LF	6,432	10	\$8.40				\$54,029		
Paint building exteriors	7	SF	90,500	2	\$0.63			\$57,015			

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace exterior doors	25	EA	248	12	\$783.00						\$194,184
Replace windows	25	EA	492	12	\$525.00						\$258,300
Install grab bars around commode	20	EA	1	1	\$300.00						
Install lower closet rod and shelf	15	EA	2	1	\$50.00						
Install shelf in laundry room at or below 48" in height from floor to shelf	15	EA	1	1	\$100.00						
Convert 2 BR unit to meet accessibility standards	20	EA	1	1	\$9,168.00						
Convert 3 BR unit to meet accessibility standards	20	EA	1	1	\$9,343.00						
Replace interior doors	30	EA	708	18	\$250.00						
Replace flooring (VCT)	15	SF	3,800	5	\$2.95						
Replace flooring (carpet)	10	SF	35,000	5	\$4.55						
Replace natural gas water heater	10	EA	76	3	\$1,100.00						
Replace central HVAC system	15	EA	76	3	\$5,500.00						
Replace interior lighting	20	EA	476	5	\$145.00						
Replace smoke detector	10	EA	252	7	\$115.00	\$28,980					
Replace carbon monoxide detector	7	EA	76	5	\$115.00						\$8,740
Replace kitchen cabinets	20	LF	924	5	\$204.00						
Replace kitchen countertops	10	SF	2,032	5	\$97.00						

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Replace vent hood	15	EA	76	5	\$195.00						
Replace kitchen sink and faucet	10	EA	76	5	\$975.00						
Replace fiberglass tub and shower surround	20	EA	116	5	\$1,200.00						
Replace vanity including countertop and faucet	10	EA	116	5	\$710.00						
Replace toilet	20	EA	116	5	\$505.00						
Replace showerhead and shower controls	10	EA	116	5	\$175.00						
Replace bath accessories including towel racks and toilet paper holder	10	EA	116	5	\$125.00						
Replace exhaust fan	15	EA	116	5	\$117.00						
Dwelling Structures Totals						\$28,980	\$0	\$57,015	\$298,006	\$0	\$461,224
Dwelling Equipment											
Replace range (electric)	9	EA	16	2	\$535.00					\$8,560	
Replace range (natural gas)	9	EA	60	2	\$535.00					\$32,100	
Replace refrigerator	9	EA	76	6	\$560.00						
Dwelling Equipment Totals						\$0	\$0	\$0	\$0	\$40,660	\$0

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2020	2021	2022	2023	2024	2025
Non-Dwelling Structures											
Replace roofing (40 Year Architectural)	35	SF	2,182	12	\$3.20						\$6,982
Replace gutter and downspouts	25	LF	172	12	\$8.40						\$1,445
Paint building exteriors	7	SF	5,000	2	\$0.63			\$3,150			
Replace windows	25	EA	10	12	\$525.00						\$5,250
Replace flooring (VCT)	15	SF	900	3	\$2.95						
Replace flooring (carpet)	10	SF	750	5	\$4.55						
Replace natural gas water heater	10	EA	1	3	\$1,100.00						
Replace rooftop packaged HVAC system	15	EA	2	3	\$7,500.00						
Replace smoke detector	10	EA	5	7	\$115.00	\$575					
Replace carbon monoxide detector	7	EA	1	5	\$115.00						\$115
Non-Dwelling Structures Totals						\$575	\$0	\$3,150	\$0	\$0	\$13,792
TOTALS - THIS DEVELOPMENT >>>						\$29,555	\$83,223	\$60,165	\$298,006	\$65,660	\$486,266

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Site Improvement										
Install ground cover over soil around buildings	5	SF	5,000	1	\$4.95				\$24,750	
Reseal asphalt parking areas	5	SF	83,223	3	\$1.00	\$83,223				
Resurface asphalt parking areas	25	SF	83,223	13	\$6.00	\$499,338				
Replace cluster mailboxes	10	EA	6	3	\$650.00	\$3,900				
Turn mailbox units for accessible units for easier access	10	EA	1	1	\$250.00					
Replace pole-mounted security lighting	25	EA	15	12	\$750.00					
Install ramp into mulch area for easier transition	15	EA	1	1	\$300.00				\$300	
Add ground level events on play set	15	EA	2	1	\$500.00				\$1,000	
Replace playground equipment	15	EA	1	3	\$18,000.00					
Site Improvement Totals						\$586,461	\$0	\$0	\$26,050	\$0
Dwelling Structures										
Replace roofing (40 Year Architectural)	35	SF	76,243	10	\$3.20					
Replace gutter and downspouts	25	LF	6,432	10	\$8.40					
Paint building exteriors	7	SF	90,500	2	\$0.63				\$57,015	

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace exterior doors	25	EA	248	12	\$783.00					
Replace windows	25	EA	492	12	\$525.00					
Install grab bars around commode	20	EA	1	1	\$300.00					
Install lower closet rod and shelf	15	EA	2	1	\$50.00				\$100	
Install shelf in laundry room at or below 48" in height from floor to shelf	15	EA	1	1	\$100.00				\$100	
Convert 2 BR unit to meet accessibility standards	20	EA	1	1	\$9,168.00					
Convert 3 BR unit to meet accessibility standards	20	EA	1	1	\$9,343.00					
Replace interior doors	30	EA	708	18	\$250.00					
Replace flooring (VCT)	15	SF	3,800	5	\$2.95					
Replace flooring (carpet)	10	SF	35,000	5	\$4.55			\$159,250		
Replace natural gas water heater	10	EA	76	3	\$1,100.00	\$83,600				
Replace central HVAC system	15	EA	76	3	\$5,500.00					
Replace interior lighting	20	EA	476	5	\$145.00					
Replace smoke detector	10	EA	252	7	\$115.00					\$28,980
Replace carbon monoxide detector	7	EA	76	5	\$115.00					
Replace kitchen cabinets	20	LF	924	5	\$204.00					
Replace kitchen countertops	10	SF	2,032	5	\$97.00			\$197,104		

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Replace vent hood	15	EA	76	5	\$195.00					
Replace kitchen sink and faucet	10	EA	76	5	\$975.00			\$74,100		
Replace fiberglass tub and shower surround	20	EA	116	5	\$1,200.00					
Replace vanity including countertop and faucet	10	EA	116	5	\$710.00			\$82,360		
Replace toilet	20	EA	116	5	\$505.00					
Replace showerhead and shower controls	10	EA	116	5	\$175.00			\$20,300		
Replace bath accessories including towel racks and toilet paper holder	10	EA	116	5	\$125.00			\$14,500		
Replace exhaust fan	15	EA	116	5	\$117.00					
Dwelling Structures Totals						\$83,600	\$0	\$547,614	\$57,215	\$28,980
Dwelling Equipment										
Replace range (electric)	9	EA	16	2	\$535.00					
Replace range (natural gas)	9	EA	60	2	\$535.00					
Replace refrigerator	9	EA	76	6	\$560.00			\$42,560		
Dwelling Equipment Totals						\$0	\$0	\$42,560	\$0	\$0

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2026	2027	2028	2029	2030
Non-Dwelling Structures										
Replace roofing (40 Year Architectural)	35	SF	2,182	12	\$3.20					
Replace gutter and downspouts	25	LF	172	12	\$8.40					
Paint building exteriors	7	SF	5,000	2	\$0.63				\$3,150	
Replace windows	25	EA	10	12	\$525.00					
Replace flooring (VCT)	15	SF	900	3	\$2.95				\$2,655	
Replace flooring (carpet)	10	SF	750	5	\$4.55			\$3,413		
Replace natural gas water heater	10	EA	1	3	\$1,100.00	\$1,100				
Replace rooftop packaged HVAC system	15	EA	2	3	\$7,500.00					
Replace smoke detector	10	EA	5	7	\$115.00					\$575
Replace carbon monoxide detector	7	EA	1	5	\$115.00					
Non-Dwelling Structures Totals						\$1,100	\$0	\$3,413	\$5,805	\$575
TOTALS - THIS DEVELOPMENT >>>										
						\$671,161	\$0	\$593,587	\$89,070	\$29,555

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Site Improvement									
Install ground cover over soil around buildings	5	SF	5,000	1	\$4.95				\$99,000
Reseal asphalt parking areas	5	SF	83,223	3	\$1.00	\$83,223			\$332,892
Resurface asphalt parking areas	25	SF	83,223	13	\$6.00				\$499,338
Replace cluster mailboxes	10	EA	6	3	\$650.00				\$7,800
Turn mailbox units for accessible units for easier access	10	EA	1	1	\$250.00				\$500
Replace pole-mounted security lighting	25	EA	15	12	\$750.00				\$11,250
Install ramp into mulch area for easier transition	15	EA	1	1	\$300.00				\$600
Add ground level events on play set	15	EA	2	1	\$500.00				\$2,000
Replace playground equipment	15	EA	1	3	\$18,000.00	\$18,000			\$36,000
Site Improvement Totals						\$101,223	\$0	\$0	\$989,380
Dwelling Structures									
Replace roofing (40 Year Architectural)	35	SF	76,243	10	\$3.20				\$243,978
Replace gutter and downspouts	25	LF	6,432	10	\$8.40				\$54,029
Paint building exteriors	7	SF	90,500	2	\$0.63				\$171,045

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace exterior doors	25	EA	248	12	\$783.00				\$194,184
Replace windows	25	EA	492	12	\$525.00				\$258,300
Install grab bars around commode	20	EA	1	1	\$300.00				\$300
Install lower closet rod and shelf	15	EA	2	1	\$50.00				\$200
Install shelf in laundry room at or below 48" in height from floor to shelf	15	EA	1	1	\$100.00				\$200
Convert 2 BR unit to meet accessibility standards	20	EA	1	1	\$9,168.00				\$9,168
Convert 3 BR unit to meet accessibility standards	20	EA	1	1	\$9,343.00				\$9,343
Replace interior doors	30	EA	708	18	\$250.00	\$177,000			\$177,000
Replace flooring (VCT)	15	SF	3,800	5	\$2.95			\$11,210	\$22,420
Replace flooring (carpet)	10	SF	35,000	5	\$4.55				\$318,500
Replace natural gas water heater	10	EA	76	3	\$1,100.00				\$167,200
Replace central HVAC system	15	EA	76	3	\$5,500.00	\$418,000			\$836,000
Replace interior lighting	20	EA	476	5	\$145.00				\$69,020
Replace smoke detector	10	EA	252	7	\$115.00				\$57,960
Replace carbon monoxide detector	7	EA	76	5	\$115.00		\$8,740		\$26,220
Replace kitchen cabinets	20	LF	924	5	\$204.00				\$188,496
Replace kitchen countertops	10	SF	2,032	5	\$97.00				\$394,208

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Replace vent hood	15	EA	76	5	\$195.00			\$14,820	\$29,640
Replace kitchen sink and faucet	10	EA	76	5	\$975.00				\$148,200
Replace fiberglass tub and shower surround	20	EA	116	5	\$1,200.00				\$139,200
Replace vanity including countertop and faucet	10	EA	116	5	\$710.00				\$164,720
Replace toilet	20	EA	116	5	\$505.00				\$58,580
Replace showerhead and shower controls	10	EA	116	5	\$175.00				\$40,600
Replace bath accessories including towel racks and toilet paper holder	10	EA	116	5	\$125.00				\$29,000
Replace exhaust fan	15	EA	116	5	\$117.00			\$13,572	\$27,144
Dwelling Structures Totals						\$595,000	\$8,740	\$39,602	\$3,834,854
Dwelling Equipment									
Replace range (electric)	9	EA	16	2	\$535.00			\$8,560	\$25,680
Replace range (natural gas)	9	EA	60	2	\$535.00			\$32,100	\$96,300
Replace refrigerator	9	EA	76	6	\$560.00				\$85,120
Dwelling Equipment Totals						\$0	\$0	\$40,660	\$207,100

Property Name: Las Casitas

Work Item Description	Useful Life	Unit of Measure	Quantity	RUL	Unit Cost	2031	2032	2033	Total Cost
Non-Dwelling Structures									
Replace roofing (40 Year Architectural)	35	SF	2,182	12	\$3.20				\$6,982
Replace gutter and downspouts	25	LF	172	12	\$8.40				\$1,445
Paint building exteriors	7	SF	5,000	2	\$0.63				\$9,450
Replace windows	25	EA	10	12	\$525.00				\$5,250
Replace flooring (VCT)	15	SF	900	3	\$2.95				\$5,310
Replace flooring (carpet)	10	SF	750	5	\$4.55				\$6,825
Replace natural gas water heater	10	EA	1	3	\$1,100.00				\$2,200
Replace rooftop packaged HVAC system	15	EA	2	3	\$7,500.00	\$15,000			\$30,000
Replace smoke detector	10	EA	5	7	\$115.00				\$1,150
Replace carbon monoxide detector	7	EA	1	5	\$115.00		\$115		\$345
Non-Dwelling Structures Totals						\$15,000	\$115	\$0	\$68,957
TOTALS - THIS DEVELOPMENT >>>									
						\$711,223	\$8,855	\$80,262	\$5,100,292

Yolo County Housing

12.

Meeting Date: 03/19/2015

Information

SUBJECT

Receive Verbal Report from CEO on Bridge to Housing

Attachments

No file(s) attached.

Form Review

Form Started By: Julie Dachtler
Final Approval Date: 03/13/2015

Started On: 03/13/2015 09:29 AM