

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2003

Yolo County Housing Authority

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Yolo County Housing Authority

PHA Number: CA044

PHA Fiscal Year Beginning: 07/2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2001 - 2005
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The Yolo County Housing Authority is committed to achieving excellence in providing safe, clean and modern affordable housing assistance while promoting self-sufficiency, upward mobility, and homeownership opportunities to the residents of the Authority and throughout Yolo County. Our goal is to be a leader in the Yolo County housing industry by building a reputation for excellent community service and customer satisfaction.

*Adopted by the Board of Commissioners
Yolo County Housing Authority*

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

- (1) The Authority will apply to at least three housing funding agencies that provide funds for housing developments. The authority intends to apply for TCAC, CDBG and HCD funds to construct housing on existing housing authority properties to accomplish this goal.

Progress: The YCHA will be re-organizing to focus more resources on economic development. A consultant has been hired to help with the process.

Acquire or build units or developments

- (1) The Yolo County Housing Authority will leverage existing assets with other public funds to purchase an existing Senior citizen project that will maintain and expand additional housing opportunities for senior citizens.

- (2) The Yolo County Housing Authority will explore the possibility of purchasing developments that allow Section 8 participants to opt-out of their project based obligations.

Progress: (1) The YCHA has completed the purchase of an existing senior citizen project.

(2) The YCHA is exploring the possibility of purchasing developments that allow Section 8 participants to opt-out of their project-based obligations.

Other (list below)

(1) The Authority will explore the possibility of obtaining funds to construct a Farmworker Housing Project and a Self-Help housing project.

Progress: On-going.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

(1) The Housing Authority will work diligently to ensure that it receives at least a score above 80.

Progress: On-going.

Improve voucher management: (SEMAP score)

(1) Staff will work to reach a passing score in each of the areas of SEMAP.

Progress: Staff has attended training on Section 8 updates including rent calculations, qualifications, and other items.

Increase customer satisfaction:

(1) Staff will be sent to training seminars that will improve skills in customer satisfaction.

Progress: Staff has attended seminars that focus on customer satisfaction.

Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

Progress: Staff has attended FSS training and microenterprise training.

Renovate or modernize public housing units:

(1) The Authority will modernize all existing 431 public housing units within the next ten years.

Progress: The Authority is planning an updated Physical Needs Assessment in the upcoming year. This will help the Authority to plan which developments will be priorities for modernization. Please refer to the FY2001 CFP Budget Report in Attachment ca044b01 for modernization items completed in the last year.

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

(1) Housing Authority staff will provide training to recipients of Section 8 vouchers to improve their skills in obtaining housing. These workshops will focus on presentation, application preparation and improving their credit.

Conduct outreach efforts to potential voucher landlords

(1) The Authority will contact on an annual basis at least twenty (20) landlords and recruit them to accept Section 8 vouchers.

Increase voucher payment standards

(1) The Authority will increase voucher standards to the disabled population. The payment standard for this population will increase to 95% of the Fair Market Rent.

Implement voucher homeownership program:

(1) The Authority will explore and work with local governments to establish a self-help housing program that will assist with homeownership for our conventional housing residents and our Section 8 participants.

(2) The Authority will work with the county and other governments to provide assistance to individuals who qualify for first-time homebuyers programs.

- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:

(1) All nine (9) housing authority projects will have site-based waiting lists. It is anticipated that this will be accomplished within the next two years.

- Convert public housing to vouchers:
- Other: (list below)

Progress: All objectives are in progress.

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:

(1) The Housing Authority will hire private security in three areas where there is evidence of vandalism, drugs and gang infestation.

(2) The Housing Authority will work closely with local law enforcement agencies to ensure a safe and secure housing environment for all residents.

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

Progress: The YCHA developed six acres of land into football and soccer fields. These fields are used for organized leagues which provide youth with an opportunity to participate in an extra curricular activity.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:

- Increase the number and percentage of employed persons in assisted families:

(1) The authority will focus on mobilizing training resources to those who need the most amount of academic and skilled improvement.

(2) The Authority will explore the development of resident business development as a method of self employment.

Provide or attract supportive services to improve assistance recipients' employability:

(1) The Authority will work with the Yolo County Board of Education, Woodland Community College and the adult Education Services to mobilize resources to the computer sites of housing authority. Training will be provided in the areas of computers, Microsoft Word application, Outlook and other areas of Employer needs in the community.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Other: (list below)

Progress: The computer programs at the Woodland, Winters and West Sacramento sites are fully developed. An MOU and ROP was negotiated with the Yolo County Board of Education to implement training programs for our residents through the computer programs. In 4th year of scholarship program which provided 21 scholarships this year. The self-sufficiency program is being maintained at 35 participants.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - (1) The Housing Authority will maintain its existing contract with the City of Woodland, City of Davis and the City of West Sacramento to jointly provide an Affirmative Fair Housing Office for individuals who might feel discriminated against.
 - (2) The Housing Authority through the utilization of the Affirmative Fair Housing Office will provide Section 8 voucher recipients training on law that prohibits discrimination.
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Progress: All continue to be on-going.

Other PHA Goals and Objectives.(list below)

**GOALS AND OBJECTIVES
Yolo County Housing Authority**

Goal Number 1A

***Board Governance – Board Oversight
Develop Commission policies that establish an annual goal setting process***

Objectives

- 🕒 Conduct an annual Commission and management staff retreat that will assist in establishing and re-evaluating housing authority goals.
- 🕒 Conduct an annual budget study session to establish budget goals for the following year.
- 🕒 Meet bi-annually to establish goals for YCHA with the Executive Director.
- 🕒 Conduct annual training for Commissioners.
- 🕒 Review Policies annually.

Progress:

1. Performance Appraisal for Executive Director has been developed and Executive Director has been evaluated six times.
2. Most Commissioners have attended the NAHRO Commissioners training and the Commissioners advanced training seminars.
3. Personnel Policies have been approved by the Commission.
4. The Commission has established a standing Budget and Audit Committee that meets with staff at least annually.
5. Staff has conducted three annual budget training sessions for all staff and commissioners.
6. Training session on Economic Development is planned for this coming year.

GOALS AND OBJECTIVES
Yolo County Housing Authority

Goal Number 1B

Board Governance – Policy Management
Develop a Process for Policy Development and Review

Objectives

- 🕒 Develop *Management Policy* by managerial staff and submit to the Commission for review and approval.
- 🕒 Develop and approve *Commission Policy* by the Commissioners.
- 🕒 Evaluation of policy and recommendation of changes for Commission approval may be made by legal counsel.
- 🕒 Review existing policies as required.
- 🕒 Develop and distribute a *Board Policy Manual* to the Commissioners.

Progress:

All objectives have been accomplished with the exception of the last bullet. It is in the process of being accomplished.

GOALS AND OBJECTIVES
Yolo County Housing Authority

Goal Number 1C

Board Governance – Budget Development/Administration
Develop Policies and Procedures that Outline the Construction, Administration and
Monitoring Process of the Annual Budget

Objectives

- ⌚ Maintain a Budget and Finance Oversight Committee of the Commission.

Progress:

On-going.

GOALS AND OBJECTIVES
Yolo County Housing Authority

Goal Number 1D

Board Governance – Board Training
Train Commissioners in Their Duties, Responsibilities, and Limitations in Board Governance
Annually

Objectives

- 🕒 Arrange for continuing training of Commissioners in the area of Board governance, minutes, agendas, micro-management, and policy development.
- 🕒 Conduct training of all Commissioners on the new QHWRA and other HUD related issues.

Progress:

Both objectives are ongoing.

***Goals 1E, 2A and 2B were eliminated because they have been accomplished.**

GOALS AND OBJECTIVES
Yolo County Housing Authority

Goal Number 2C

Administration – Organizational Analysis

Objectives

- 🕒 Select a Task Force.
- 🕒 Complete a comprehensive organizational chart (staff).
- 🕒 Develop policies to implement necessary changes within the organization (staff).

Progress:

The Authority has developed a Request for Proposal, reviewed proposals and selected a qualified firm which has conducted an Organizational Analysis.

***Goal 2D was eliminated because it has been completed.**

GOALS AND OBJECTIVES

Yolo County Housing Authority

Goal Number 2E

*Administration – Information/Communication Management
Develop Methods By Which the Executive Director and the Management Staff Inform the
Agency Staff of Agency Goals*

Objectives

- 🕒 Conduct monthly meetings with management staff to discuss the annual plan, long-range plan, budget, Board agendas, personnel matters, and other issues.
- 🕒 Provide computer, management, personnel, and other training for staff as deemed necessary by the staff, management staff, Executive Director, and Board of Commissioners.

Progress:

Staff meetings are held on a monthly basis.
Computer training is provided for all staff as deemed necessary.

***Goals 2F and 2G were eliminated because they have been completed.**

GOALS AND OBJECTIVES
Yolo County Housing Authority

Goal Number 2H

Administration – Computer Training
Develop A Plan and Procedure for Implementing Current Computer Training for Staff

Objectives

- 🕒 Determine training needs for all staff.
- 🕒 Develop computer-training programs for staff that addresses the needs.

Progress:

On-going

***Goals 2I, 2J, 2K, 3A, 3B, 3C and 3D were eliminated because they have been completed.**

Annual PHA Plan
PHA Fiscal Year 2003
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

This document represents the Yolo County Housing Authority's FY2003 Agency Plan Annual Update. The Annual Update includes an overview of all the Authority's current operations.

As in last year's Plan, the Authority has provided updated information on the progress toward achieving the Five Year Plan's Mission and Goals, current waiting list demographics and planned Capital Fund Program expenditures. A complete listing of the information provided in the Agency Plan Annual Update is provided on the following page in the Table of Contents.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Attachment A** Deconcentration Analysis
- FY 2003 Capital Fund Program Annual Statement (**ca044a01**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Attachment B** Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals
- Attachment C** Resident Membership of the PHA Governing Board
- Attachment D** Membership of the Resident Advisory Board
- Attachment E** Criteria for Substantial Deviation and Significant Amendments
- Attachment F** Resident Service and Satisfaction Survey Follow-Up Plan
- Attachment G** Section 8 Project-Based Voucher Statement
- FY2002 Performance and Evaluation Report and Budget Revision (**ca044b01**)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2003-2007 Capital Fund Program 5 Year Action Plan (**ca044a01**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. 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	5,248	3	3	3	3	3	3
Income >30% but <=50% of AMI	3,807	3	3	3	3	3	3
Income >50% but <80% of AMI	3,193	3	3	3	3	3	3
Elderly	1,400	3	3	3	3	3	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Black	552	3	3	3	3	3	3
White	8,618	3	3	3	3	3	3
Hispanic	2,537	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)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Public Housing Waiting List			
Waiting List type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting List total	2,714		
Extremely low income (<=30% AMI)	2,442	90%	
Very low income (>30% but <=50% AMI)	190	7%	
Low income (>50% but <80% AMI)	82	3%	
Families with children	2,015	74.3%	
Elderly Families	297	10.9%	
Families with Disabilities	402	14.81%	
White	1,228	45.3%	
Black	223	8.2%	
Indian	47	1.7%	
Asian	232	8.6%	
Hispanic	973	35.9%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	2,123	78.2%	
1 BR	148	5.5%	
2 BR	230	8.5%	
3 BR	170	6.3%	
4 BR	30	1.1%	
5 BR	2	0.1%	
Is the waiting list closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? ____			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Section 8 Waiting List

Waiting List type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting List total	1,578		n/a
Extremely low income (<=30% AMI)	1,452	92%	
Very low income (>30% but <=50% AMI)	126	8%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	1,360	86.2%	
Elderly Families	125	7.9%	
Families with Disabilities	93	5.9%	
White	637	40.4%	
Black	131	8.3%	
Indian	28	1.8%	
Asian	344	21.8%	
Hispanic	434	27.5%	

Is the waiting list closed? ___ No X Yes

If yes:

How long has it been closed (# of months)? 9 months

Does the PHA expect to reopen the list in the PHA Plan year? X No ___ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? X No ___ Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) 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:

Select all that apply

- 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
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 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 or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

- 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
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

The Authority will strive to meet the thresholds set forth by HUD for local low and very low-income families.

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

The Authority will strive to meet the thresholds set forth by HUD for local low and very low-income families.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

The Authority will strive to meet the thresholds set forth by HUD for local low and very low-income families.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

The Authority will strive to meet the thresholds set forth by HUD for local low and very low-income families.

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:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$390,975	PH Operations
b) Public Housing Capital Fund	\$1,187,703	PH Operations
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$6,326,910	Section 8 Operations
f) Public Housing Drug Elimination Program (including any Technical Assistance Fund)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY2002 Capital Fund Program (as of 12/31/02)	\$468,855	Capital Improvements
3. Public Housing Dwelling Rental Income	\$1,384,478	PH Operations
4. Other Income (list below)	\$35,276	PH Operations
Interest Income	\$14,618	PH Operations
5. Non-federal sources (list below)		
Total Resources	\$9,808,815	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: (state time)

reevaluations

Other: (describe) The PHA maintains a pool of formal applicants based on bedroom size and location.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe)

c. Yes No: The PHA may request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: The PHA may request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: The PHA may access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
 Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?⁶

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 1. Involuntary displacement if required to vacant housing as a result of any order from a code enforcement official or directive, as long as the family is not responsible for the condition requiring this action.
 2. Veterans or surviving spouses of veterans

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Residents who live and/or work in the jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
 1. Involuntary displacement if required to vacant housing as a result of any order from a code enforcement official or directive, as long as the family is not responsible for the condition requiring this action.
 2. Veterans or surviving spouses of veterans

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

Results are in Attachment A of this Plan.

- b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below) Winters and West Sacramento site offices.

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Only if there are extenuating circumstances which do not allow for an ample amount of time to search. The request for an extension must be received before the 60-day period has passed.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

1) Involuntary displacement if required to vacant housing as a result of any order from a code enforcement official or directive, as long as the family is not responsible for the condition requiring this action.

2) Veterans or surviving spouses of veterans

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Residents who live and/or work in your jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
 - 1. Involuntary displacement if required to vacant housing as a result of any order from a code enforcement official or directive, as long as the family is not responsible for the condition requiring this action.
 - 2. Veterans or surviving spouses of veterans

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

60% of Fair Market Rent

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?

(select all that apply)

- Success rates of assisted families
 Rent burdens of assisted families
 Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

The Yolo County Housing Authority scored 27 out of 30 on the Management Assessment Sub-System of the most recent Public Housing Assessment System. Therefore, the Authority is considered a High Performer for the purpose of completing the Agency Plan and is not required to complete this section of the Plan.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
 A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
FSS		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

The Yolo County Housing Authority scored 27 out of 30 on the Management Assessment Sub-System of the most recent Public Housing Assessment System. Therefore, the Authority is considered a High Performer for the purpose of completing the Agency Plan and is not required to complete this section of the Plan.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (ca044a01)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (ca044a01)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (mm/dd/yy)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

The Yolo County Housing Authority scored 27 out of 30 on the Management Assessment Sub-System of the most recent Public Housing Assessment System. Therefore, the Authority is considered a High Performer for the purpose of completing the Agency Plan and is not required to complete this section of the Plan.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (Public Housing or Section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 12/31/01)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

The Yolo County Housing Authority scored 27 out of 30 on the Management Assessment Sub-System of the most recent Public Housing Assessment System. Therefore, the Authority is considered a High Performer for the purpose of completing the Agency Plan and is not required to complete this section of the Plan.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

3. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

The Yolo County Housing Authority scored 27 out of 30 on the Management Assessment Sub-System of the most recent Public Housing Assessment System. Therefore, the Authority is considered a High Performer for the purpose of completing the Agency Plan and is not required to complete this section of the Plan.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:

 - Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

Yolo County, 1991

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

There is a need for affordable housing for extremely low, very-low, low, and moderate-income families in Yolo County. The waiting list for the Yolo County Housing Authority indicates a housing need for families with children.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachment A

General

YCHA's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Gross annual income is used for income limits at admission and for income-mixing purposes.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

The YCHA will gather data and analyze, at least annually the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in the deconcentration efforts.

The PHA will use the gathered tenant incomes information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the PHA in its deconcentration goals.

If the YCHA's annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular project, the PHA will evaluate the changes to determine whether, based on the PHA methodology of choice, the project needs to be redesignated as a higher or lower income project or whether the PHA has met the deconcentration goals and the project needs no particular designation.

Deconcentration and Income-Mixing Goals

Admission policies related to the deconcentration efforts of the PHA do not impose specific quotas. Therefore, the PHA will not set specific quotas, but will strive to achieve deconcentration and income-mixing in its developments.

The YCHA's income-mixing goal is a long-range goal and may not be achieved in the first year of implementation. The YCHA will use its annual analysis of its public housing stock and tenant incomes to provide benchmarks.

Project Designation Methodology

The YCHA will determine and compare tenant incomes at the developments with those in the Census Tracts in which the developments are located.

Upon analyzing its findings the YCHA will apply the policies, measures and incentives to bring higher income families into lower income developments and lower income families into higher income developments.

The YCHA's goal is to have eligible families having higher incomes occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and eligible families having lower incomes occupy dwelling units in projects predominantly occupied by eligible families having higher incomes.

- ⌚ Families having lower incomes include very low-and extremely low-income families.
- ⌚ Skipping of families for deconcentration purposes will be applied uniformly to all families.
- ⌚ When selecting applicant families and assigning transfers for a designated project the PHA will determine whether the selection of the family will contribute to the PHA's deconcentration goals.
- ⌚ The PHA will not select families for a particular project if the selection will have a negative effect on the PHA's deconcentration goals. However, if there are insufficient families on the waiting list or transfer list, under no circumstances will a unit remain vacant longer than necessary.

The YCHA will review the annual resident income of all of its sites and using the incomes of all families in all developments as a baseline, determine the average income of all of its resident families.

The YCHA will designate higher income developments those with average income above the aggregate average.

The YCHA will designate lower income developments those with average income below the aggregate average.

The Yolo County Housing Authority performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as shown on the next page.

Development	Average Income	Authority Average Income	Percentage
CA044-1	\$14,418	\$19,181	75.2%
CA044-2	\$21,328	\$19,181	111.2%
CA044-4	\$18,525	\$19,181	96.6%
CA044-5	\$22,691	\$19,181	118.3%
CA044-6	\$19,211	\$19,181	100.2%
CA044-7	\$16,754	\$19,181	87.4%
CA044-8	\$23,063	\$19,181	120.2%
CA044-18	\$20,598	\$19,181	107.4%
CA044-25	\$19,829	\$19,181	103.4%
CA044-28	\$15,394	\$19,181	80.3%

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income.

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
CA044-1	60	All developments are in different cities.	None
CA044-5	10		
CA044-8	26		
CA044-28	76		

Attachment B

Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals

See Five-Year Plan. (Pages 1-14) The progress is stated under each goal.

Attachment C

Resident Membership of the PHA Governing Board

Resident Commissioner: Karen Puleo-Coats
Term Expiration: 12/12/2004

Resident Commissioner: Raymundo Sepulveda
Term Expiration: 12/12/2004

Attachment D

Membership of the Resident Advisory Board

Pablo Rico

Micheal Frank

Ignacio Guerra

Francis Rangel

Ricardo Campos

Angelina Martinez

Alice Blazak

Gloria Nestor

Roberto Caluya

Attachment E

Criteria for Substantial Deviation and Significant Amendments

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.

Attachment F

Resident Service and Satisfaction Survey Follow-Up Plan

Overview

The Yolo County Housing Authority is required to complete a Follow-Up Plan on all sections of the Resident Assessment Survey that fell below 75%. The two sections were Communication and Neighborhood Appearance.

<u>Section:</u>	<u>Score</u>
Communication	74.5%
Neighborhood Appearance	70.6%

Communication

A. Action to be taken in the next fiscal year (7/1/02-6/30/03):

1. The Move-in packet, which includes the Move-in Checklist and Information Sheet, will be reviewed and revised if necessary.
2. In addition to the quarterly newsletter a bi-monthly Resident Bulletin will be sent. These bulletins will be geared toward rules, regulations, resident meetings, resident council activities and other information that pertains to the resident and the local community.
3. Send more staff to seminars geared to customer service.
4. Send a Customer Service Questionnaire to our residents asking for input.
5. The Resident Initiative Coordinator is currently working with residents in forming new resident counsels and supporting the current counsel in their on-going endeavors.

B. Target date of completion:

1. Review/revise Move in Packet; May 15, 2003.
2. Bi-monthly Resident Bulletin; February 15, 2003
3. Staff training, Customer Service; June 30, 2003
4. Customer Service Survey; May 15, 2003

5. Resident Counsels:
 - Woodland Counsel Election; February 18, 2003
 - Winters Counsel Formation; May 30, 2003
 - W. Sacramento Counsel; ongoing support

C. *The funding source (if required) that will be utilized:*

Capitol Funds and/or Operational Funds will be utilized if required.

Neighborhood Appearance

A. *Action to be taken in the next fiscal year 7/1/02-6/30/03):*

1. Complete a “Comprehensive Physical Needs Assessment” of all buildings and grounds maintained by the agency, review, prioritize and modify agency Capital Fund Plan as needed to address “Housing Property Appearance”.
2. Notify residents thru agency’s Move-In Packets, quarterly news letter and proposed bi-monthly Resident Bulletin of agency’s rules, and regulations pertaining to abandon cars, graffiti, noise, trash and litter.
3. Maintenance and Housing Management will perform more physical site inspections of all developments looking for graffiti, abandon cars, excess litter, trash and broken glass, and take appropriate actions to abate problems.

B. *Target date of completion:*

1. Complete “Comprehensive Physical Needs Assessment” review, prioritize and modify agency’, Capital Fund Plan as needed to address “Housing Property Appearance”; May 2003.
2. Notification of residents of agency’s rules and regulations; February 15, 2003.
3. Increased site inspections of developments by maintenance and housing management; February 15, 2003.

C. *Funding Source*

1. Capital Fund and/or Operational Funds

Attachment G

Section 8 Project-Based Voucher Statement

In the upcoming year, the Yolo County Housing Authority will consider Section 8 Project-Based Vouchers for 260 units within the jurisdiction of the Housing Authority. Project-basing the assistance is a more appropriate option over tenant-basing because the supply of units available for tenant-based assistance is very limited. This option is consistent with the Agency Plan because it will provide low-income families with more housing options.

**Annual Statement /
Performance and Evaluation Report**
Part I: Summary
Capital Fund Program (CFP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

HA Name YOLO COUNTY HOUSING AUTHORITY		Capital Fund Program Grant Number CA30P04450103		FFY of Grant Approval 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number ___ <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	\$225,586			
3	1408 Management Improvements	\$105,746			
4	1410 Administration	\$108,019			
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$118,432			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$131,920			
10	1460 Dwelling Structures	\$0			
11	1465.1 Dwelling Equipment - Nonexpendable	\$0			
12	1470 Nondwelling Structures	\$417,000			
13	1475 Nondwelling Equipment	\$63,000			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving to Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$0			
18	1498 Mod Used for Development	\$0			
19	1502 Contingency (may not exceed 8% of line 20)	\$18,000			
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$1,187,703			
21	Amount of line 20 Related to LBP Activities	\$0			
22	Amount of line 20 Related to Section 504 Compliance	\$0			
23	Amount of line 20 Related to Security	\$0			
24	Amount of line 20 Related to Energy Conservation Measures	\$0			
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.		(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Fund Program (CFP)**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide	Operations -Operations	1406	20%	\$225,586				
	Total for Account 1406			\$225,586				
	Management Improvements							
PHA-Wide	-Resident Services Coordinator	1408	LS	\$40,655				
PHA-Wide	-Resident Services Coordinator Assistant	1408	LS	\$11,630				
PHA-Wide	-PHA Staff/Commissioner Training	1408	LS	\$8,269				
PHA-Wide	-Resident Training	1408	LS	\$8,269				
PHA-Wide	-Develop 5 Year Agency Plan/Update Policies	1408	LS	\$4,000				
PHA-Wide	-Update Utility Allowances	1408	LS	\$3,000				
PHA-Wide	-Resident Initiatives/Vacancy Preparation Pilot Program	1408	LS	\$20,000				
PHA-Wide	-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche Files)	1408	LS	\$9,923				
	Total for Account 1408			\$105,746				
	Administration							
PHA-Wide	-Facilities Manager (100%) Including 33 % Fringe	1410	LS	\$66,457				
PHA-Wide	-Executive Director (12%) Including 33% Fringe	1410	LS	\$13,218				
PHA-Wide	-Deputy Executive Director (12%) Including Fringe	1410	LS	\$10,955				
PHA-Wide	-General Services Manager (12%) Including 33% Fringe	1410	LS	\$8,895				
PHA-Wide	-Accounting Technician (12%) Including 33% Fringe	1410	LS	\$4,228				
PHA-Wide	-Accounting Clerk II (12%) Including 33% Fringe	1410	LS	\$4,266				
	Total for Account 1410			\$108,019				
	Fees and Costs							
PHA-Wide	-A&E Design Fee	1430	LS	\$112,932				
PHA-Wide	-Capital Fund Program Update Fee	1430	LS	\$5,500				
	Total for Account 1430			\$118,432				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement /
Performance and Evaluation Report**

**Part II: Supporting Pages
Capital Fund Program (CFP)**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Site Improvements							
PHA-Wide	Contract for sewer jetting at all developments	1450	LS	\$36,000				
CA044-001	Install security lighting at rear of development	1450	4	\$6,320				
CA044-007	Upgrade water and sewer lines	1450	LS	\$72,000				
CA044-015	Install above ground water faucets	1450	6	\$1,800				
CA044-025	Install security lighting	1450	10	<u>\$15,800</u>				
	Total for Account 1450			\$131,920				
	Non-Dwelling Structures							
PHA-Wide	Renovations for Central Office at 147 W. Main Street (Phase 1)	1470	LS	<u>\$417,000</u>				
	Total for Account 1470			\$417,000				
	Non-Dwelling Equipment							
PHA-Wide	-Update and Expand Computer System	1475	LS	\$18,000				
PHA-Wide	-Purchase Dump Trailer for Maintenance	1475	LS	\$20,000				
PHA-Wide	-Upgrade radios and cellphones	1475	LS	\$15,000				
PHA-Wide	-Purchase Maintenance Tools	1475	LS	<u>\$10,000</u>				
	Total for Account 1475			\$63,000				
	Contingency							
PHA-Wide	-Contingency for Construction Cost Overruns	1502	3%	<u>\$18,000</u>				
	Total for Account 1502			\$18,000				
	Capital Fund Program Grant Total			\$1,187,703				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement /
Performance and Evaluation Report**
Part III: Implementation Schedule
Capital Fund Program (CFP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)
PHA-Wide	12/31/2004			6/30/2006		
CA044-01 Yolano Village	12/31/2004			6/30/2006		
CA044-07 Donnelly Circle	12/31/2004			6/30/2006		
CA044-15 Riverbend Senior Manor 1	12/31/2004			6/30/2006		
CA044-25 El Rio Villa 4	12/31/2004			6/30/2006		

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Public Housing

Reasons for Revised Target Dates (2)

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nd Evaluation Report

of Native American Programs Administrator and Dat

Five-Year Action Plan
Part I: Summary
 Capital Fund Program (CFP)

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name: YOLO COUNTY HOUSING AUTHORITY		Locality: (City/County & State) Woodland/Yolo County/California		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.: _____	
A. Development Number/Name	Work Statement for Year 1 FFY: <u>2003</u>	Work Statement for Year 2 FFY: <u>2004</u>	Work Statement for Year 3 FFY: <u>2005</u>	Work Statement for Year 4 FFY: <u>2006</u>	Work Statement for Year 5 FFY: <u>2007</u>
CA 44-01, Yolano Village		\$3,000	\$184,720	\$3,000	\$0
CA 44-02, El Rio Villa I		\$3,000	\$3,000	\$105,660	\$25,000
CA 44-04, Vista Montecito		\$3,000	\$3,000	\$69,080	\$0
CA 44-05, Ridgecut Homes		\$3,000	\$3,000	\$45,480	\$0
CA 44-06, Yolito		\$3,000	\$3,000	\$45,480	\$0
CA 44-07, Donnelly Circle		\$3,000	\$3,000	\$3,000	\$191,160
CA 44-08, El Rio Villa II		\$3,000	\$3,000	\$3,000	\$114,460
CA 44-15, Riverbend Manor I		\$3,000	\$3,000	\$3,000	\$106,800
CA 44-17, Riverbend Manor II		\$3,000	\$3,000	\$3,000	\$19,200
CA 44-18, El Rio Villa III		\$3,000	\$3,000	\$3,000	\$141,600
CA 44-25, El Rio Villa V		\$3,000	\$3,000	\$3,000	\$0
CA 44-28, Las Casitas		\$3,000	\$3,000	\$3,000	\$0
B. Physical Improvements Subtotal		\$36,000	\$217,720	\$289,700	\$598,220
C. Management Improvements		\$110,031	\$114,515	\$119,205	\$124,163
D. HA - Wide Nondwelling Structures and Equipment		\$543,160	\$357,000	\$280,975	\$0
E. Administration		\$113,419	\$119,090	\$125,044	\$131,297
F. Other (1430)		\$124,275	\$124,550	\$124,850	\$125,175
G. Contingency		\$35,232	\$29,242	\$22,343	\$0
H. Demolition		\$0	\$0	\$0	\$0
I. Replacement Reserve/Operations		\$225,586	\$225,586	\$225,586	\$208,848
J. Mod Used for Development		\$0	\$0	\$0	\$0
K. Total CGP Funds		\$1,187,703	\$1,187,703	\$1,187,703	\$1,187,703
L. Total Non-CGP Funds		\$0	\$0	\$0	\$0
M. Grand Total		\$1,187,703	\$1,187,703	\$1,187,703	\$1,187,703
Signature of Executive Director		Date:	Signature of Public Housing Director/Office of Native American Programs Administrator	Date:	



Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Work Statement for Year 1 FFY: <u>2003</u>	Work Statement for Year <u>2</u> FFY: <u>2004</u>			Work Statement for Year <u>3</u> FFY: <u>2005</u>	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
	<u>Operations</u>			<u>Operations</u>	
	-Operations	LS	<u>\$225,586</u>	-Operations	LS
	Total for Account 1406		\$225,586	Total for Account 1406	
	<u>Administration</u>			<u>Administration</u>	
	-Facilities Manager (100%) Including 33 % Fringe	LS	\$69,780	-Facilities Manager (100%) Including 33 % Fringe	LS
	-Executive Director (12%) Including 33% Fringe	LS	\$13,879	-Executive Director (12%) Including 33% Fringe	LS
	-Deputy Executive Director (12%) Including Fringe	LS	\$11,502	-Deputy Executive Director (12%) Including Fringe	LS
	-General Services Manager (12%) Including 33% Fringe	LS	\$9,340	-General Services Manager (12%) Including 33% Fringe	LS
	-Accounting Technician (12%) Including 33% Fringe	LS	\$4,439	-Accounting Technician (12%) Including 33% Fringe	LS
	-Accounting Clerk II (12%) Including 33% Fringe	LS	<u>\$4,479</u>	-Accounting Clerk II (12%) Including 33% Fringe	LS
	Total for Account 1410		\$113,419	Total for Account 1410	
	<u>Fees and Costs</u>			<u>Fees and Costs</u>	
	-A&E Design Fee	LS	\$118,500	-A&E Design Fee	LS
	-Capital Fund Program Update Fee	LS	<u>\$5,775</u>	-Capital Fund Program Update Fee	LS
	Total for Account 1430		\$124,275	Total for Account 1430	
	<u>Site Improvements</u>			<u>Site Improvements</u>	
	<u>PHA-Wide</u>			<u>PHA-Wide</u>	
	Contract for sewer jetting at all developments	LS	<u>\$36,000</u>	Contract for sewer jetting at all developments	LS
	Total for Account 1450		\$36,000	Total for Account 1450	
	Subtotal of Estimated Cost		\$499,280	Subtotal of Estimated Cost	

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Work Statement for Year 1 FFY: <u>2003</u>	Work Statement for Year <u>2</u> FFY: <u>2004</u>			Work Statement for Year <u>3</u> FFY: <u>2005</u>	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
	<u>Non-Dwelling Structures</u>			<u>Dwelling Structures</u>	
	Purchase Building at 147 W. Main Street for Central Office	LS	\$300,000	<u>CA044-001 Yolano Village</u>	
	Renovate Building at 147 W. Main Street for Central Office (Phase 2)	LS	<u>\$180,160</u>	Install energy efficient double pane windows	308
	Total for Account 1470		\$480,160	Install security screens on windows	308
				Total for Account 1460	
	<u>Non-Dwelling Equipment</u>			<u>Non-Dwelling Structures</u>	
	-Update and Expand Computer System	LS	\$16,000	Purchase Building at 147 W. Main Street for Central Office	LS
	-Upgrade radios and cellphones	LS	\$12,000	Total for Account 1470	
	-Purchase Maintenance Tools	LS	\$10,000	<u>Non-Dwelling Equipment</u>	
	-Purchase a van for Resident Services	1	<u>\$25,000</u>	-Update and Expand Computer System	LS
	Total for Account 1475		\$63,000	-Purchase Maintenance Truck with Utility Bed	1
	<u>Contingency</u>			-Purchase Maintenance Tools	LS
	-Contingency for Construction Cost Overruns	3%	<u>\$35,232</u>	Total for Account 1475	
	Total for Account 1502		\$35,232	<u>Contingency</u>	
				-Contingency for Construction Cost Overruns	3%
			Total for Account 1502		
Subtotal of Estimated Cost		\$578,392	Subtotal of Estimated Cost		

Estimated Cost

\$225,586

\$225,586

\$73,269

\$14,573

\$12,077

\$9,807

\$4,661

\$4,703

\$119,090

\$118,500

\$6,050

\$124,550

\$36,000

\$36,000

\$505,226

Estimated Cost

\$120,120
\$61,600
\$181,720

\$300,000
\$300,000

\$17,000
\$30,000
\$10,000
\$57,000

\$29,242
\$29,242

\$567,962

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Work Statement for Year 1 FFY: <u>2003</u>	Work Statement for Year <u>4</u> FFY: <u>2006</u>			Work Statement for Year <u>5</u> FFY: <u>2007</u>	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
	<u>Operations</u>			<u>Operations</u>	
	-Operations	LS	<u>\$225,586</u>	-Operations	LS
	Total for Account 1406		\$225,586	Total for Account 1406	
	<u>Administration</u>			<u>Administration</u>	
	-Facilities Manager (100%) Including 33 % Fringe	LS	\$76,932	-Facilities Manager (100%) Including 33 % Fringe	LS
	-Executive Director (12%) Including 33% Fringe	LS	\$15,302	-Executive Director (12%) Including 33% Fringe	LS
	-Deputy Executive Director (12%) Including Fringe	LS	\$12,681	-Deputy Executive Director (12%) Including Fringe	LS
	-General Services Manager (12%) Including 33% Fringe	LS	\$10,297	-General Services Manager (12%) Including 33% Fringe	LS
	-Accounting Technician (12%) Including 33% Fringe	LS	\$4,894	-Accounting Technician (12%) Including 33% Fringe	LS
	-Accounting Clerk II (12%) Including 33% Fringe	LS	<u>\$4,938</u>	-Accounting Clerk II (12%) Including 33% Fringe	LS
	Total for Account 1410		\$125,044	Total for Account 1410	
	<u>Fees and Costs</u>			<u>Fees and Costs</u>	
	-A&E Design Fee	LS	\$118,500	-A&E Design Fee	LS
	-Capital Fund Program Update Fee	LS	<u>\$6,350</u>	-Capital Fund Program Update Fee	LS
	Total for Account 1430		\$124,850	Total for Account 1430	
<u>Site Improvements</u>			<u>Site Improvements</u>		
<u>PHA-Wide</u>			<u>CA044-015</u>		
Contract for sewer jetting at all developments	LS	<u>\$36,000</u>	Install connector road to CA044-17	LS	
Total for Account 1450		\$36,000	<u>CA044-002</u>		
			Upgrade existng well system	LS	
			Total for Account 1450		
	Subtotal of Estimated Cost		\$511,480	Subtotal of Estimated Cost	

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Work Statement for Year 1 FFY: <u>2003</u>	Work Statement for Year <u>4</u> FFY: <u>2006</u>			Work Statement for Year <u>5</u> FFY: <u>2007</u>	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
	<u>Dwelling Structures</u>			<u>Dwelling Structures</u>	
	<u>CA044-002</u>			<u>CA044-007</u>	
	Install new energy efficient double pane windows	174	\$67,860	Install new energy efficient double pane windows	324
	Install new security screens on all windows	174	\$34,800	Install new security screens on all windows	324
	<u>CA044-004</u>			<u>CA044-008</u>	
	Install new energy efficient double pane windows	112	\$43,680	Install new energy efficient double pane windows	194
	Install new security screens on all windows	112	\$22,400	Install new security screens on all windows	194
	<u>CA044-005</u>			<u>CA044-015</u>	
	Install new energy efficient double pane windows	72	\$28,080	Replace roofing	39 DU
	Install new security screens on all windows	72	\$14,400	Install new security screens on all windows	164
	<u>CA044-006</u>			<u>CA044-017</u>	
	Install new energy efficient double pane windows	72	\$28,080	Install new security screens on all windows	96
	Install new security screens on all windows	72	\$14,400	<u>CA044-018</u>	
	Total for Account 1460		\$253,700	Install new energy efficient double pane windows	240
				Install new security screens on all windows	240
	<u>Non-Dwelling Structures</u>			Total for Account 1460	
	Purchase Building at 147 W. Main Street for Central Office	LS	\$103,975		
	Total for Account 1470		\$103,975		
	<u>Non-Dwelling Equipment</u>				
	-Update and Expand Computer System	LS	\$17,000		
	-Purchase Sewer Jetting Equipment	1	\$150,000		
	-Purchase Maintenance Tools	LS	\$10,000		
	Total for Account 1475		\$177,000		
	Subtotal of Estimated Cost		\$534,675	Subtotal of Estimated Cost	

Five-Year Action Plan
Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Capital Fund Program (CFP)

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: <u>2003</u>	Work Statement for Year <u>4</u> FFY: <u>2006</u>			Work Statement for Year <u>5</u> FFY: <u>2007</u>	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
	<u>Contingency</u>				
	-Contingency for Construction Cost Overruns	3%	<u>\$22,343</u>		
	Total for Account 1502		\$22,343		
	Subtotal of Estimated Cost		\$22,343	Subtotal of Estimated Cost	

Estimated Cost

\$208,848

\$208,848

\$80,779

\$16,067

\$13,315

\$10,812

\$5,139

\$5,185

\$131,297

\$118,500

\$6,675

\$125,175

\$35,000

\$25,000

\$60,000

\$525,320

Estimated Cost

\$126,360

\$64,800

\$75,660

\$38,800

\$39,000

\$32,800

\$19,200

\$93,600

\$48,000

| **\$538,220**

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\$538,220

Estimated Cost

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\$0

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program (CFP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Work Statement for Year 1 FFY: <u>2003</u>	Work Statement for Year <u>2</u> FFY: <u>2004</u>			Work Statement for Year <u>3</u> FFY: <u>2005</u>	
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity
	Management Improvements			Management Improvements	
-Resident Services Coordinator	LS	\$42,687	-Resident Services Coordinator	LS	
-Resident Services Coordinator Assistant	LS	\$12,211	-Resident Services Coordinator Assistant	LS	
-PHA Staff/Commissioner Training	LS	\$8,682	-PHA Staff/Commissioner Training	LS	
-Resident Training	LS	\$8,682	-Resident Training	LS	
-Develop 5 Year Agency Plan and Update Policies	LS	\$4,200	-Develop 5 Year Agency Plan and Update Policies	LS	
-Update Utility Allowances	LS	\$3,150	-Update Utility Allowances	LS	
-Resident Initiatives/Vacancy Preparation Pilot Program	LS	\$20,000	-Resident Initiatives/Vacancy Preparation Pilot Program	LS	
-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche files)	LS	<u>\$10,419</u>	-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche Files)	LS	
Total for Account 1408		\$110,031	Total for Account 1408		
Subtotal of Estimated Cost			\$110,031	Subtotal of Estimated Cost	

Estimated Cost

\$44,822

\$12,822

\$9,116

\$9,116

\$4,400

\$3,300

\$20,000

\$10,939

\$114,515

\$114,515

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program (CFP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Work Statement for Year 1 FFY: <u>2003</u>	Work Statement for Year <u>4</u> FFY: <u>2006</u>			Work Statement for Year <u>5</u> FFY: <u>2007</u>	
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity
	<u>Management Improvements</u>			<u>Management Improvements</u>	
	-Resident Services Coordinator	LS	\$47,063	-Resident Services Coordinator	LS
	-Resident Services Coordinator Assistant	LS	\$13,463	-Resident Services Coordinator Assistant	LS
	-PHA Staff/Commissioner Training	LS	\$9,572	-PHA Staff/Commissioner Training	LS
	-Resident Training	LS	\$9,572	-Resident Training	LS
	-Develop 5 Year Agency Plan and Update Policies	LS	\$4,600	-Develop 5 Year Agency Plan and Update Policies	LS
	-Update Utility Allowances	LS	\$3,450	-Update Utility Allowances	LS
	-Resident Initiatives/Vacancy Preparation Pilot Program	LS	\$20,000	-Resident Initiatives/Vacancy Preparation Pilot Program	LS
	-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche files)	LS	<u>\$11,486</u>	-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche files)	LS
	Total for Account 1408		\$119,205	Total for Account 1408	
Subtotal of Estimated Cost			\$119,205	Subtotal of Estimated Cost	

Estimated Cost

\$49,416

\$14,136

\$10,051

\$10,051

\$4,850

\$3,600

\$20,000

\$12,060

\$124,163

\$124,163

Physical Needs Assessment
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[] Original [X] Revision No. <u>1</u>	
Development Number CA 44-008		Development Name EL RIO VILLA II	
		DOFA Date 6/30/1952	
		or Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings
Rental [X]	Family [X]	Detached/Semi-Detach [X]	13
Turnkey III Vacant []	Elderly []	Row []	Current Bedroom Distribution
Turnkey III - Occupied []	Mixed []	Walk-Up []	0 _____ 1 _____ 2 _____ 2 _____ 12 _____
Mutual Help []		Elevator []	3 _____ 8 _____ 4 _____ 4 _____ 5 _____
Section 23, Bond Financed []			5+ _____
		Number of Vacant Units 1	
		3.85%	
		Total Current Units 26	
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
1450 Site Improvement			
Install 16' of 3' behind fence at unit 48		\$194	5
Remove 3' x 50' of fencing		\$79	5
Install 3' x 50' fencing/install gated entry access		\$50,500	5
Install landscape irrigation at common areas		\$14,400	5
Install landscape irrigation at tenant areas		\$93,028	5
Locate and bring existing sanitary clean out to grade		\$3,250	2
Replace water service shut off at units		\$6,500	2
Cut trees overhanging units		\$10,000	2
Unit allocation for shrubbery and reseeding		\$13,000	5
Install playground equipment		\$21,715	5
Repave entrance drive including removing old asphalt		\$14,226	5
Seal and restripe basketball court		\$555	5
1460 Dwelling Structure : Other			
Install new 4 in 12 pitch roof for HVAC/lower bath ceiling 1 story		\$400,000	5
Extend and reflash all existing roof penetrations		\$14,006	1
Install new fascia		\$16,832	1
Install R-30 batt insulation in attic		\$26,952	1
Install 2" furring and board insulation at all CMU walls		\$2,800	1
Install weep holes at block walls		\$1,800	5
Install expansion joint in stucco at sill plate		\$9,600	5
Paint walls with elastomeric paint		\$6,300	5
Install GFI at bath and kitchen		\$1,560	5
Install new interior doors		\$26,460	5
Repair exterior woodwork , stucco, waterproof and treat for mildew		\$16,470	5
Replace existing window with new aluminum, single hung window with insulating glass		\$59,868	1
Replace existing fixed glass window		\$9,419	1
Tear out underlayment, replace with 5/8" plywood and retile with resilient tile		\$25,410	5
Remove and replace 1/8" thick resilient tile on concrete		\$35,604	5
Splash guards (24"x48")		\$1,482	5
Replace existing counter tops with backsplash		\$6,375	5
Replace existing base kitchen cabinets, wood		\$31,875	5
Replace existing wall kitchen cabinets, wood		\$36,850	5
Replace stainless steel kitchen sink		\$16,432	5
Install range hood		\$3,900	5
Modernize bathrooms		\$70,291	5
Modernize 1/2 bath		\$22,026	5
Remove old and install new 40 gallon natural gas water heaters		\$5,590	5
Replace existing wall furnace with new HVAC system (including ductwork, vents, furnace room, etc.)		\$164,112	1
Install Address-O-Light numbering system		\$4,208	1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	
Per Unit Hard Cost		\$	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes [X]	No []
Development Has Long-Term Physical and Social Viability		Yes [X]	No []
Date Assessment Prepared		Revised 5/22/98	
Source(s) of Information:		Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.	

Physical Needs Assessment
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		<input type="checkbox"/> Original	
		<input checked="" type="checkbox"/> Revision No. <u>1</u>	
Development Number CA 44-008		Development Name EL RIO VILLA II	
		DOFA Date 6/30/1952	
		or Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detach <input checked="" type="checkbox"/>	13
Turnkey III Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 _____ 1 _____ 2 _____ 2 _____ 12 _____
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 _____ 8 _____ 4 _____ 4 _____ 5 _____
Section 23, Bond Financed <input type="checkbox"/>			5+
		Number of Vacant Units 1	
		3.85%	
		Total Current Units 26	
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
1460 Dwelling Structure : Other			
(continued)			
Paint exteriors of all units		\$18,235	1
Install security screens on windows		\$43,650	5
Install gable roofs over front entrance doors		\$58,351	1
Install 100 S/F patios and sunscreens at rear of each unit		\$50,700	5
1465.1 Dwelling Equipment			
Replace Stove		\$4,225	5
Replace refrigerator		\$5,200	5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	\$1,424,028
Per Unit Hard Cost		\$	\$54,770
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date Assessment Prepared		Revised 5/22/98	
Source(s) of Information:		Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.	

Physical Needs Assessment
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY				[] Original [X] Revision No. <u>1</u>	
Development Number CA 44-001		Development Name YOLANO VILLAGE		DOFA Date or Construction Date 12/31/1951	
Development Type:		Occupancy Type:		Structure Type:	
Rental	[X]	Family	[X]	Detached/Semi-Detach	[X]
Turnkey III Vacant	[]	Elderly	[]	Row	[X]
Turnkey III - Occupied	[]	Mixed	[]	Walk-Up	[]
Mutual Help	[]			Elevator	[]
Section 23, Bond Financed	[]				
				Number of Buildings 20	
				Current Bedroom Distribution	
				0	1 8 2 28
				3	20 4 4 5
				5+	
				Number of Vacant Units 0	
				Total Current Units 60	

General Description of Needed Physical Improvements	Estimated Costs	Urgency of Need (1-5)
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1450 Site Improvement		
Replace sewer/water lines	\$57,900	1
Remove old fencing	\$2,355	5
Install new 6' fencing	\$15,750	5
Install Landscape irrigation at common areas	\$18,120	5
Install Landscape irrigation at tenant areas	\$69,360	5
Trim overhanging trees	\$15,000	2
Install playground equipment	\$28,605	5
Unit allocation for shrubbery and reseeding	\$30,000	5

1460 Dwelling Structure		
Replace interior door, solid core	\$44,100	3
Repair interior walls and treat for mildew	\$31,042	3
Repair interior ceilings and treat for mildew	\$18,615	3
Install expansion joint in stucco at sill plate/stucco repair	\$20,000	2
Paint Stucco with elastomeric paint	\$47,880	2
Paint wood siding	\$3,420	3
Tear out underlayment, replace with 5/8" plywood and retile with resilient tile	\$96,019	3
Splash guards 24" x 48"	\$3,420	3
Replace existing counter tops with backsplash	\$9,400	3
Replace existing base kitchen cabinets, wood	\$47,000	3
Replace existing wall kitchen cabinets, wood	\$63,800	3
Replace stainless steel kitchen sink and mixer valves	\$37,920	3
Install range hood	\$9,000	3
Modernize bathrooms:	\$162,210	2
Upgrade electrical to 100 amp service	\$150,000	5
Install security screen in windows	\$125,100	3
Install 100 S/F patios and sun screens back of each unit	\$117,000	5
Install Address-O-Light numbering system	\$6,000	3
Frame and install 6' 8" doors in all closets	\$75,000	3
Replace hot water heaters	\$18,000	3

1465 Dwelling Equipment		
Replace stoves	\$9,750	3
Replace refrigerators	\$12,000	3

1470 Non-dwelling Structure		
Renovation /expansion of central office	\$0	5
Construct 40' X 80' maintenance facility	\$0	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$	\$1,343,766
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Per Unit Hard Cost	\$	\$22,396
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Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes [X]	No []
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Development Has Long-Term Physical and Social Viability	Yes [X]	No []
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Date Assessment Prepared	Revised 6/3/99
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Source(s) of Information:	Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.
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Yolo County Housing Authority Need Summary

Project CA 44-001, Yolano Village

60 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	Total
1450 Site Improvement											
1	Replace sewer/water lines	1	LS	\$57,900.00	\$57,900	\$0	\$0	\$0	\$0	\$51,000	\$57,900
5	Remove old fencing	1500	LF	\$1.57	\$2,355	\$0	\$0	\$2,355	\$0	\$0	\$2,355
5	Install new 6' fencing	1500	LF	\$10.50	\$15,750	\$0	\$0	\$15,750	\$0	\$0	\$15,750
5	Install Landscape irrigation at common areas	30200	SF	\$0.60	\$18,120	\$0	\$0	\$18,120	\$0	\$0	\$18,120
5	Install Landscape irrigation at tenant areas	115600	SF	\$0.60	\$69,360	\$0	\$0	\$69,360	\$0	\$0	\$69,360
2	Trim overhanging trees	1	L/S	\$15,000.00	\$15,000	\$0	\$0	\$0	\$0	\$15,000	\$15,000
5	Install playground equipment	1	L/S	\$28,605.00	\$28,605	\$0	\$0	\$0	\$0	\$0	\$0
5	Unit allocation for shrubbery and reseedng	60	EA	\$500.00	\$30,000	\$0	\$0	\$30,000	\$0	\$0	\$30,000
Sub-Total 1450 : Other					\$237,090	\$0	\$0	\$135,585	\$0	\$66,000	\$142,485
Total Account 1450					\$237,090	\$0	\$0	\$135,585	\$0	\$66,000	\$142,485
1460 Dwelling Structure											
3	Replace interior door, solid core	210	EA	\$210.00	\$44,100	\$0	\$0	\$0	\$0	\$22,000	\$22,000
3	Repair interior walls and treat for mildew	91300	SF	\$0.34	\$31,042	\$0	\$0	\$0	\$0	\$15,500	\$15,500
3	Repair interior ceilings and treat for mildew	36500	SF	\$0.51	\$18,615	\$0	\$0	\$0	\$0	\$9,300	\$9,300
2	Install expansion joint in stucco at sill plate/stucco repair	5000	LF	\$4.00	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000
2	Paint Stucco with elastomeric paint	53200	SF	\$0.90	\$47,880	\$0	\$0	\$0	\$0	\$16,800	\$16,800
3	Paint wood siding	3800	SF	\$0.90	\$3,420	\$0	\$0	\$0	\$0	\$1,700	\$1,700
3	Tear out underlayment, replace with 5/8" plywood and retile with resilient tile	24940	SF	\$3.85	\$96,019	\$0	\$0	\$0	\$0	\$48,000	\$48,000
3	Splash guards 24" x 48"	60	EA	\$57.00	\$3,420	\$0	\$0	\$0	\$0	\$1,700	\$1,700
3	Replace existing counter tops with backsplash	376	LF	\$25.00	\$9,400	\$0	\$0	\$0	\$0	\$4,700	\$4,700
3	Replace existing base kitchen cabinets, wood	376	LF	\$125.00	\$47,000	\$0	\$0	\$0	\$0	\$23,500	\$23,500
3	Replace existing wall kitchen cabinets, wood	580	LF	\$110.00	\$63,800	\$0	\$0	\$0	\$0	\$31,900	\$31,900
3	Replace stainless steel kitchen sink and mixer valves	60	EA	\$632.00	\$37,920	\$0	\$0	\$0	\$0	\$18,900	\$18,900
3	Install range hood	60	EA	\$150.00	\$9,000	\$0	\$0	\$0	\$0	\$4,500	\$4,500
2	Modernize bathrooms:	60	EA	\$2,703.50	\$162,210	\$0	\$0	\$0	\$0	\$129,468	\$129,468
	-Light fixtures										\$0
	-Install ground fault outlet										\$0
	Replace sink										\$0
	Replace bathroom accessories										\$0
	Replace commode										\$0
	Replace tub/shower										\$0
	Replace and lower medicine cabinet										\$0
	Replace floor										\$0
	Paint walls, ceiling and door										\$0
5	Upgrade electrical to 100 amp service	60	EA	\$2,500.00	\$150,000	\$0	\$78,481	\$0	\$0	\$0	\$78,481
3	Install security screen in windows	556	EA	\$225.00	\$125,100	\$0	\$0	\$0	\$0	\$125,100	\$125,100
5	Install 100 S/F patios and sun screens back of each unit	60	EA	\$1,950.00	\$117,000	\$0	\$117,000	\$0	\$0	\$0	\$117,000
3	Install Address-O-Light numbering system	60	EA	\$100.00	\$6,000	\$0	\$0	\$0	\$0	\$0	\$6,000
3	Frame and install 6' 8" doors in all closets	60	EA	\$1,250.00	\$75,000	\$0	\$0	\$0	\$0	\$29,500	\$29,500
3	Replace hot water heaters	60	EA	\$300.00	\$18,000	\$0	\$0	\$0	\$0	\$18,000	\$18,000
Sub-Total 1460 :Other					\$1,084,926	\$0	\$195,481	\$0	\$0	\$500,568	\$239,481
Total Account 1460					\$1,084,926	\$0	\$195,481	\$0	\$0	\$500,568	\$239,481
1465 Dwelling Equipment											
3	Replace stoves	30	EA	\$325.00	\$9,750	\$0	\$0	\$0	\$0	\$0	\$0
3	Replace refrigerators	30	EA	\$400.00	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total 1465					\$21,750	\$0	\$0	\$0	\$0	\$0	\$0
Total Project CA 44-001, Yolano Village					\$1,343,766	\$0	\$195,481	\$135,585	\$0	\$566,568	\$381,966
A and E Fees						\$117,091	\$117,000	\$120,000	\$37,107	\$37,107	\$810,000

Physical Needs Assessment
Capital Fund Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY	<input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision No. <u>1</u>
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Development Number CA 44-002	Development Name EL RIO VILLA I	DOFA Date 12/31/1951 or Construction Date
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Development Type: Rental <input checked="" type="checkbox"/> Turnkey III Vacant <input type="checkbox"/> Turnkey III - Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	Structure Type: Detached/Semi-Detach <input checked="" type="checkbox"/> Row <input type="checkbox"/> Walk-Up <input type="checkbox"/> Elevator <input type="checkbox"/>	Number of Buildings 15 Current Bedroom Distribution 0 _____ 1 _____ 4 _____ 2 _____ 14 _____ 3 _____ 10 _____ 4 _____ 2 _____ 5 _____ 5+	Number of Vacant Units 0 0.00% Total Current Units 30
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General Description of Needed Physical Improvements

General Description of Needed Physical Improvements	Estimated Costs	Urgency of Need (1-5)
1450 Site Improvement		
Trim trees	\$6,000	3
Replace sewer line	\$17,129	3
Remove 6' high fence	\$1,735	5
Install new 6' high fences/security gate access	\$60,000	5
Landscape irrigation at tenant areas	\$53,100	5
Locate and bring existing sanitary clean out to grade	\$7,500	3
Replace water service shut offs at units	\$9,000	3
Rehab existing well	\$25,000	5
Install new well and connect with existing system	\$75,000	5
Install soccer field and softball field on rear open lot	\$275,000	5
Install new playground equipment	\$5,000	5
Resurface existing access street	\$11,722	5
Install 200 L/F of storm drain and 2 drop inlets	\$1,610	5
Install 200 L/F of side walks	\$5,600	5
Unit allocation for shrubbry and reseeding	\$15,000	5
1460 Dwelling Structure		
Repair woodwork, stucco, waterproof and treat for mildew	\$22,725	1
Replace interior door, hollow core, birch	\$21,442	4
Install new 1/8" tile over existing	\$49,916	5
Repair interior walls and treat for mildew	\$18,972	4
Repair interior ceilings and treat for mildew	\$11,383	4
Splash guards (24"x48")	\$1,710	4
Replace existing counter tops with backsplash	\$5,500	4
Replace existing base kitchen cabinets, wood	\$27,500	3
Replace existing wall kitchen cabinets, wood	\$35,200	3
Replace stainless steel kitchen sink and mixer valves	\$18,960	4
Replace p-trap under sink	\$2,250	4
Install range hood	\$4,500	4
Blown in insulation at stucco walls	\$25,270	5
Patch holes in drywall from insulation	\$9,300	5
Install R-30 batt insulation in attic	\$22,155	1
Install expansion joint in stucco at sill plate/stucco repair	\$8,000	1
Install GFI at bath kitchen	\$1,800	1
Paint stucco walls with elasomeric paint	\$11,916	1
Paint wood siding	\$9,999	1
Modernize bathrooms	\$81,105	4
Remove old and install new 40 gallon natural gas water heater	\$6,450	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$
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Per Unit Hard Cost	\$
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Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Date Assessment Prepared	Revised 5/22/98
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Source(s) of Information: Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.

Physical Needs Assessment
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[] Original [X] Revision No. <u>1</u>
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Development Number CA 44-002	Development Name EL RIO VILLA I	DOFA Date or Construction Date 12/31/1951
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Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units
Rental [X]	Family [X]	Detached/Semi-Detach [X]	15	0
Turnkey III Vacant []	Elderly []	Row []	Current Bedroom Distribution	
Turnkey III - Occupied []	Mixed []	Walk-Up []	0 _____ 1 _____ 4 _____ 2 _____ 14 _____	0.00%
Mutual Help []		Elevator []	3 _____ 10 _____ 4 _____ 2 _____ 5 _____	Total Current Units
Section 23, Bond Financed []			5+	30

General Description of Needed Physical Improvements	Estimated Costs	Urgency of Need (1-5)
1460 Dwelling Structure : Other (continued)		
Install address-o-light numbering system	\$4,800	1
Replace roofs and install continuous roof vents	\$27,810	3
Install security window screens	\$36,900	4
Install gables over storage room and install 2 new doors frames, hardware	\$108,000	3
Install gable porches over front entrance doors	\$48,000	4
Install 100 S/F patios at rear of each unit/sun screens	\$21,000	5
Replace light fixtures	\$10,800	5
1465.1 Dwelling Equipment		
Replace Stove	\$4,875	5
Replace refrigerator	\$6,000	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$	\$1,232,634
Per Unit Hard Cost	\$	\$41,088
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes [X]	No []
Development Has Long-Term Physical and Social Viability	Yes [X]	No []
Date Assessment Prepared		Revised 5/22/98

Source(s) of Information: Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.

Yolo County Housing Authority Need Summary

Project CA 44-002, El Rio Villa I

30 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	Total
1450 Site Improvement											
3	Trim trees	1	LS	\$6,000	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0
3	Replace sewer line	1725	LF	\$10	\$17,129	\$0	\$0	\$0	\$0	\$0	\$0
5	Remove 6' high fence	1105	LF	\$2	\$1,735	\$0	\$0	\$0	\$1,735	\$0	\$1,735
5	Install new 6' high fences/security gate access	1	L/S	\$60,000	\$60,000	\$0	\$0	\$0	\$60,000	\$0	\$60,000
5	Landscape irrigation at tenant areas	88500	SF	\$1	\$53,100	\$0	\$0	\$0	\$53,100	\$0	\$53,100
3	Locate and bring existing sanitary clean out to grade	30	EA	\$250	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0
3	Replace water service shut offs at units	30	EA	\$300	\$9,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Rehab existing well	1	L/S	\$25,000	\$25,000	\$0	\$0	\$0	\$25,000	\$0	\$25,000
5	Install new well and connect with existing system	1	L/S	\$75,000	\$75,000	\$0	\$0	\$0	\$75,000	\$0	\$75,000
5	Install soccer field and softball field on rear open lot	1	L/S	\$275,000	\$275,000	\$0	\$0	\$0	\$203,863	\$0	\$203,863
5	Install new playground equipment	1	L/S	\$5,000	\$5,000	\$0	\$0	\$0	\$5,000	\$0	\$5,000
5	Resurface existing access street	1760	S/Y	\$7	\$11,722	\$0	\$0	\$0	\$11,722	\$0	\$11,722
5	Install 200 L/F of storm drain and 2 drop inlets	200	L/F	\$8	\$1,610	\$0	\$0	\$0	\$1,610	\$0	\$1,610
5	Install 200 L/F of side walks	800	S/F	\$7	\$5,600	\$0	\$0	\$0	\$5,600	\$0	\$5,600
5	Unit allocation for shrubby and reseeding	30	EA	\$500	\$15,000	\$0	\$0	\$0	\$15,000	\$0	\$15,000
Sub-Total 1450 : Other					\$568,396	\$0	\$0	\$0	\$457,630	\$0	\$457,630
Sub-Total 1450					\$568,396	\$0	\$0	\$0	\$457,630	\$0	\$457,630
1460 Dwelling Structure											
1	Repair woodwork, stucco, waterproof and treat for mildew	50500	SF	\$0	\$22,725	\$0	\$0	\$0	\$0	\$0	\$35,669
4	Replace interior door, hollow core, birch	142	EA	\$151	\$21,442	\$0	\$0	\$0	\$0	\$0	\$0
5	Install new 1/8" tile over existing	24114	SF	\$2	\$49,916	\$0	\$0	\$0	\$0	\$0	\$0
4	Repair interior walls and treat for mildew	55800	SF	\$0	\$18,972	\$0	\$0	\$0	\$0	\$0	\$0
4	Repair interior ceilings and treat for mildew	22320	SF	\$1	\$11,383	\$0	\$0	\$0	\$0	\$0	\$0
4	Splash guards (24"x48")	30	EA	\$57	\$1,710	\$0	\$0	\$0	\$0	\$0	\$0
4	Replace existing counter tops with backsplash	220	LF	\$25	\$5,500	\$0	\$0	\$0	\$0	\$0	\$0
3	Replace existing base kitchen cabinets, wood	220	LF	\$125	\$27,500	\$0	\$0	\$0	\$0	\$0	\$0
3	Replace existing wall kitchen cabinets, wood	320	LF	\$110	\$35,200	\$0	\$0	\$0	\$0	\$0	\$0
4	Replace stainless steel kitchen sink and mixer valves	30	EA	\$632	\$18,960	\$0	\$0	\$0	\$0	\$0	\$0
4	Replace p-trap under sink	30	EA	\$75	\$2,250	\$0	\$0	\$0	\$0	\$0	\$0
4	Install range hood	30	EA	\$150	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0
5	Blown in insulation at stucco walls	13300	SF	\$2	\$25,270	\$0	\$0	\$0	\$0	\$0	\$0
5	Patch holes in drywall from insulation	3100	SF	\$3	\$9,300	\$0	\$0	\$0	\$0	\$0	\$0
1	Install R-30 batt insulation in attic	21100	SF	\$1	\$22,155	\$0	\$0	\$0	\$0	\$0	\$33,205
1	Install expansion joint in stucco at sill plate/stucco repair	2000	LF	\$4	\$8,000	\$0	\$0	\$0	\$0	\$0	\$12,270
1	Install GFI at bath kitchen	60	EA	\$30	\$1,800	\$0	\$0	\$0	\$0	\$0	\$2,826
1	Paint stucco walls with elasomeric paint	13240	SF	\$1	\$11,916	\$0	\$0	\$0	\$0	\$0	\$18,703
1	Paint wood siding	11110	SF	\$1	\$9,999	\$0	\$0	\$0	\$0	\$0	\$15,694

Yolo County Housing Authority Need Summary

Project CA 44-002, El Rio Villa I

30 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	Total
4	Modernize bathrooms ·Light fixtures ·Install ground fault outlet ·Replace sink ·Replace bathroom accessories ·Replace commode ·Replace tub/shower ·Replace and lower medicine cabinet ·Replace floor ·Paint walls, ceiling and door	30	EA	\$2,704	\$81,105	\$0	\$0	\$0	\$0	\$0	\$0
4	Remove old and install new 40 gallon natural gas water heater ·Install ground fault outlet ·Replace sink ·Replace bathroom accessories ·Replace commode ·Replace and lower medicine cabinet	15	EA	\$430	\$6,450	\$0	\$0	\$0	\$0	\$0	\$0
1	Install address-o-light numbering system	48	EA	\$100	\$4,800	\$0	\$0	\$0	\$0	\$0	\$7,821
3	Replace roofs and install continuous roof vents	270	SQ	\$103	\$27,810	\$0	\$0	\$0	\$0	\$0	\$0
4	Install security window screens	164	EA	\$225	\$36,900	\$0	\$0	\$0	\$0	\$0	\$0
3	Install gables over storage room and install 2 new doors frames, hardware	30	EA	\$3,600	\$108,000	\$0	\$0	\$0	\$0	\$0	\$0
4	Install gable porches over front entrance doors	30	EA	\$1,600	\$48,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Install 100 S/F patios at rear of each unit/sun	3000	S/F	\$7	\$21,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace light fixtures	30	Units	\$360	\$10,800	\$0	\$0	\$0	\$0	\$0	\$0
	Sub-Total 1460 :Other				\$653,363	\$0	\$0	\$0	\$0	\$0	\$126,188
	Total Account 1460				\$653,363	\$0	\$0	\$0	\$0	\$0	\$126,188
	1465.1 Dwelling Equipment										
5	Replace Stove	15	EA	\$325	\$4,875	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace refrigerator	15	EA	\$400	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0
	Sub-Total 1465.1				\$10,875	\$0	\$0	\$0	\$0	\$0	\$0
	Total Project CA 44-002, El Rio Villa I				\$1,232,634	\$0	\$0	\$0	\$457,630	\$0	\$583,818

Physical Needs Assessment
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[x] Original [] Revision No.	
Development Number CA 44-003		Development Name RIVERFORK HOMES	
		DOFA Date 12/30/1953	
		or Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings
Rental [X]	Family [X]	Detached/Semi-Detach [X]	25
Turnkey III Vacant []	Elderly []	Row []	Current Bedroom Distribution
Turnkey III - Occupied []	Mixed []	Walk-Up []	0 _____ 1 _____ 8 _____ 2 _____ 18 _____
Mutual Help []		Elevator []	3 _____ 22 _____ 4 _____ 2 _____ 5 _____
Section 23, Bond Financ []			5+
		Number of Vacant Units 1	
		Total Current Units 50	
		2%	
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
1450 Site Improvement			
Exterior Plumbing/Water/Sewer		\$335,588	5
Tele/Communications Upgrade		\$12,500	5
Sidewalk Replacement/Repair		\$276,155	5
Security Fencing		\$29,913	5
Security Lighting		\$57,600	5
Landscaping/Grading/Irrigation		\$525,000	5
Replacement Main Water/Sewer		\$166,917	5
Street Asphalt Overlay		\$286,380	5
Additional Off Street Parking		\$45,000	5
Unit allocation for shrubby and reseeding		\$25,000	5
Install playground equipment		\$5,000	5
Trim trees overhanging units		\$15,000	5
1460 Dwelling Structure : 504			
504/ADA Compliance		\$40,800	5
1460 Dwelling Structure : Other			
Interior Walls (50 Units)		\$253,612	5
Ceilings (50 Units)		\$110,354	5
Floor Covering		\$204,360	5
Living Room Windows		\$60,000	5
Kitchen Windows		\$24,000	5
Bathroom Windows		\$20,000	5
Bedroom Windows		\$63,720	5
Bedroom Closet Doors/Shelves		\$49,088	5
Interior Doors		\$50,140	5
Electrical Upgrade		\$245,260	5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	
Per Unit Hard Cost		\$	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes [X]	No []
Development Has Long-Term Physical and Social Viability		Yes [X]	No []
Date Assessment Prepared			
Source(s) of Information:		Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.	

Physical Needs Assessment
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[x] Original [] Revision No.	
Development Number CA 44-003		Development Name RIVERFORK HOMES	
		DOFA Date 12/30/1953	
		or Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings
Rental [X]	Family [X]	Detached/Semi-Detach [X]	25
Turnkey III Vacant []	Elderly []	Row []	Current Bedroom Distribution
Turnkey III - Occupied []	Mixed []	Walk-Up []	0 _____ 1 _____ 8 _____ 2 _____ 18 _____
Mutual Help []		Elevator []	3 _____ 22 _____ 4 _____ 2 _____ 5 _____
Section 23, Bond Financ []			5+
		Number of Vacant Units 1	
		Total Current Units 50	
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
<u>1460 Dwelling Structure : Other</u> <u>(continued)</u>			
Kitchen Cabinets/Countertops		\$119,260	5
Pantry Cabinets		\$16,320	5
Kitchen Plumbing/Sinks		\$80,100	5
Blow 8" of insulation into attics		\$13,184	5
Water Heater/Plumbing		\$37,500	5
Bathroom Fixtures/Plumbing		\$66,220	5
Bathroom Cabinets/Racks		\$9,000	5
Install HVAC/Wall Furnaces		\$301,518	5
Exterior Wall Repairs		\$276,537	5
Gutter Downspouts		\$13,800	5
Re-roof/Asbestos Abatement/Structural Repairs		\$643,200	5
Install 100 SF patios and sun screens behind each unit		\$97,500	5
Install security screens on all windows		\$77,400	5
Abate window sills in each unit		\$25,000	5
<u>1465.1 Dwelling Equipment</u>			
Replace Range		\$34,050	5
Replace Refrigerator		\$17,500	5
<u>1470 Non-dwelling Structures</u>			
<u>504</u>			
Demolish and construct new community bldg, 504 accessible		\$116,450	5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	\$4,845,926
Per Unit Hard Cost		\$	\$96,919
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes [X]	No []
Development Has Long-Term Physical and Social Viability		Yes [X]	No []
Date Assessment Prepared		Revised 5/22/98	
Source(s) of Information: Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.			

Physical Needs Assessment
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
Development Number CA 44-004		Development Name VISTA MONTECITO		DOFA Date 9/30/1953 or Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings		Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detach <input checked="" type="checkbox"/>	8		1
Turnkey III Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution		6%
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 _____ 1 _____ 2 _____ 8 _____	Total Current Units	
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 _____ 8 _____ 4 _____ 5 _____		
Section 23, Bond Financed <input type="checkbox"/>			5+	16	
General Description of Needed Physical Improvements				Estimated Costs	Urgency of Need (1-5)
<u>1450 Site Improvement</u>					
Replace water line				\$21,670	5
Replace sewer line				\$8,192	5
Sidewalk replacement				\$5,967	5
Install landscape irrigation at common areas				\$17,640	5
Install Landscape irrigation at tenant areas				\$53,100	5
Replace water service shutoff at unit				\$4,800	5
Trim trees overhanging units				\$2,400	5
Install playground equipment				\$28,605	5
Unit allocation for landscaping and seeding				\$8,000	5
Re-seal and restripe parking lots				\$4,800	5
<u>1460 Dwelling Structure</u>					
Repair woodwork, stucco, waterproof and treat for mildew				\$12,375	5
Replace interior door, solid core, birch, 50%				\$10,872	4
Repair interior walls and treat for mildew				\$10,540	4
Repair interior ceilings and treat for mildew				\$6,324	4
Splash guards (24"x48")				\$912	4
Replace existing counter tops with backsplash				\$2,875	4
Replace existing base kitchen cabinets, wood				\$14,375	4
Replace existing wall kitchen cabinets, wood				\$18,150	4
Replace stainless steel kitchen sink and mixer valves				\$10,112	4
Install range hood				\$2,400	4
Install R-30 batt insulation in attic				\$12,390	5
Blown in insulation at stucco walls				\$18,050	5
Patch hole in drywall from insulation				\$5,922	5
Install expansion joint in stucco at sill plate/stucco repair				\$9,200	1
Paint stucco walls with elastomeric paint				\$8,518	1
Paint wood siding				\$5,130	1
Install GFI at bath and kitchen				\$960	1
Modernize bathrooms				\$43,256	4
Replace roofs, install ridge vents				\$15,141	1
Encapsulate floor tile				\$36,036	5
Install 100 sq. ft. patios rear of each unit				\$11,200	5
Replace light fixtures				\$5,760	4
Install security screens				\$25,200	4
Install address-o-light unit numbering				\$2,100	1
Install gable roofs over storage room, and install 2 new doors, frames, hardware				\$57,600	2
Install gable roofs over front entrance doors				\$25,600	1
<u>1465.1 Dwelling Equipment</u>					
Replace Stove				\$2,600	2
Replace refrigerator				\$3,200	2
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$	\$531,972
Per Unit Hard Cost				\$	\$33,248
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date Assessment Prepared				Revised 5/22/98	
Source(s) of Information:		Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.			

Yolo County Housing Authority Need Summary

Project CA 44-004, Vista Montecito

16 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	Total
1450 Site Improvement											
5	Replace water line	1375	LF	\$15.76	\$21,670	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace sewer line	825	LF	\$9.93	\$8,192	\$0	\$0	\$0	\$0	\$0	\$0
5	Sidewalk replacement	1	LS	\$5,967.00	\$5,967	\$0	\$0	\$0	\$0	\$0	\$0
5	Install landscape irrigation at common areas	29400	SF	\$0.60	\$17,640	\$0	\$0	\$0	\$0	\$0	\$0
5	Install Landscape irrigation at tenant areas	88500	SF	\$0.60	\$53,100	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace water service shutoff at unit	16	EA	\$300.00	\$4,800	\$0	\$0	\$0	\$0	\$0	\$0
5	Trim trees overhanging units	8	EA	\$300.00	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0
5	Install playground equipment	1	L/S	\$28,605.00	\$28,605	\$0	\$0	\$0	\$0	\$0	\$0
5	Unit allocation for landscaping and seeding	16	EA	\$500.00	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Re-seal and restripe parking lots	24	EA	\$200.00	\$4,800	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total 1450 : Other					\$155,174	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total 1450					\$155,174	\$0	\$0	\$0	\$0	\$0	\$0
1460 Dwelling Structure : Other											
5	Repair woodwork, stucco, waterproof and treat for mildew	27500	SF	\$0.45	\$12,375	\$0	\$0	\$12,375	\$0	\$0	\$12,375
4	Replace interior door, solid core, birch, 50%	1	LS	\$10,872.00	\$10,872	\$0	\$0	\$10,872	\$0	\$0	\$10,872
4	Repair interior walls and treat for mildew	31000	SF	\$0.34	\$10,540	\$0	\$0	\$10,540	\$0	\$0	\$10,540
4	Repair interior ceilings and treat for mildew	12400	SF	\$0.51	\$6,324	\$0	\$0	\$6,324	\$0	\$0	\$6,324
4	Splash guards (24"x48")	16	EA	\$57.00	\$912	\$0	\$0	\$912	\$0	\$0	\$912
4	Replace existing counter tops with backsplash	115	LF	\$25.00	\$2,875	\$0	\$0	\$2,875	\$0	\$0	\$2,875
4	Replace existing base kitchen cabinets, wood	115	LF	\$125.00	\$14,375	\$0	\$0	\$14,375	\$0	\$0	\$14,375
4	Replace existing wall kitchen cabinets, wood	165	LF	\$110.00	\$18,150	\$0	\$0	\$18,150	\$0	\$0	\$18,150
4	Replace stainless steel kitchen sink and mixer valves	16	EA	\$632.00	\$10,112	\$0	\$0	\$10,112	\$0	\$0	\$10,112
4	Install range hood	16	EA	\$150.00	\$2,400	\$0	\$0	\$2,400	\$0	\$0	\$2,400
5	Install R-30 batt insulation in attic	11800	SF	\$1.05	\$12,390	\$0	\$0	\$12,390	\$0	\$0	\$12,390
5	Blown in insulation at stucco walls	9500	SF	\$1.90	\$18,050	\$0	\$0	\$18,050	\$0	\$0	\$18,050
5	Patch hole in drywall from insulation	1974	SF	\$3.00	\$5,922	\$0	\$0	\$5,922	\$0	\$0	\$5,922
1	Install expansion joint in stucco at sill plate/stucco repair	2300	LF	\$4.00	\$9,200	\$0	\$0	\$5,176	\$0	\$0	\$9,200
1	Paint stucco walls with elastomeric paint	9464	SF	\$0.90	\$8,518	\$0	\$0	\$0	\$0	\$0	\$8,518
1	Paint wood siding	5700	SF	\$0.90	\$5,130	\$0	\$0	\$0	\$0	\$0	\$5,130
1	Install GFI at bath and kitchen	32	EA	\$30.00	\$960	\$0	\$0	\$0	\$0	\$0	\$960

Yolo County Housing Authority Need Summary

Project CA 44-004, Vista Montecito

16 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	Total
4	Modernize bathrooms <i>.Light fixtures .Install ground fault outlet .Replace sink .Replace bathroom accessories .Replace commode .Replace tub/shower .Replace and lower medicine cabinet .Replace floor .Paint walls, ceiling and door</i>	16	EA	\$2,703.50	\$43,256	\$0	\$43,256	\$0	\$0	\$0	\$43,256
1	Replace roofs, install ridge vents	147	SQ	\$103.00	\$15,141	\$0	\$0	\$0	\$0	\$0	\$15,141
5	Encapsulate floor tile	13152	S/F	\$2.74	\$36,036	\$0	\$0	\$0	\$0	\$0	\$0
5	Install 100 sq. ft. patios rear of each unit	1600	S/F	\$7.00	\$11,200	\$0	\$0	\$0	\$0	\$0	\$0
4	Replace light fixtures	16	units	\$360.00	\$5,760	\$0	\$0	\$0	\$0	\$0	\$0
4	Install security screens	112	EA	\$225.00	\$25,200	\$0	\$0	\$25,200	\$0	\$0	\$25,200
1	Install address-o-light unit numbering	21	EA	\$100.00	\$2,100	\$0	\$0	\$0	\$0	\$0	\$2,100
2	Install gable roofs over storage room, and install 2 new doors, frames,	16	EA	\$3,600.00	\$57,600	\$0	\$0	\$0	\$0	\$0	\$0
1	Install gable roofs over front entrance doors	16	EA	\$1,600.00	<u>\$25,600</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$17,930</u>
	Sub-Total 1460 :Other				\$370,998	\$0	\$43,256	\$155,673	\$0	\$0	\$252,732
	Total Account 1460				\$370,998	\$0	\$43,256	\$155,673	\$0	\$0	\$252,732
	1465.1 Dwelling Equipment										
2	Replace Stove	8	EA	\$325.00	\$2,600	\$0	\$0	\$0	\$0	\$0	\$2,600
2	Replace refrigerator	8	EA	\$400.00	\$3,200	\$0	\$0	\$0	\$0	\$0	\$3,200
	Sub-Total 1465.1				\$5,800	\$0	\$0	\$0	\$0	\$0	\$5,800
	Total Project CA 44-004, Vista Montecito				\$531,972	\$0	\$43,256	\$155,673	\$0	\$0	\$258,532

Physical Needs Assessment
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[X] Original [] Revision No.	
Development Number CA 44-005		Development Name RIDGECUT HOMES	
		DOFA Date 9/30/1953	
		or Construction Date	
Development Type:		Occupancy Type:	
Rental [X]	Family [X]	Structure Type:	Number of Buildings
Turnkey III Vacant []	Elderly []	Detached/Semi-Detached [X]	5
Turnkey III - Occupied []	Mixed []	Row []	Current Bedroom Distribution
Mutual Help []		Walk-Up []	0 _____ 1 _____ 2 _____ 4 _____
Section 23, Bond Financed []		Elevator []	3 _____ 6 _____ 4 _____ 5 _____
		5+	
		Number of Vacant Units	
		0	
		Total Current Units	
		0.00%	
		10	
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
1450 Site Improvement			
Install landscape irrigation at common areas		\$5,040	5
Install landscape irrigation at tenant areas		\$18,450	5
Locate and bring to grade sanitary clean out		\$2,500	2
Replace water service shut off units		\$3,000	4
Trim trees overhanging units		\$2,000	2
Install playground equipment		\$28,605	5
Unit allocation for shrubbery and reseeding		\$5,000	5
Install 5 additional parking spaces and curbing		\$16,000	4
1460 Dwelling Structure			
Repair woodwork, stucco, waterproof and treat for mildew		\$7,875	2
Replace interior door, hollow core, birch		\$7,140	4
Repair interior walls and treat for mildew		\$6,800	4
Repair interior ceilings and treat for mildew		\$4,080	4
Splash guards (24"x48")		\$570	4
Replace existing counter tops with backsplash		\$1,875	4
Replace existing base kitchen cabinets, wood		\$9,375	4
Replace existing wall kitchen cabinets, wood		\$11,550	4
Replace stainless steel kitchen sink and mixer valves		\$6,320	4
Install range hood		\$1,500	4
Install R-30 batts insulation in attic		\$7,980	2
Blown in insulation at stucco walls		\$9,500	2
Patch holes in drywall from insulation		\$1,875	2
Install expansion joint in stucco at sill plate/stucco repair		\$4,520	2
Paint stucco wall with elasomeric paint		\$2,700	2
Paint wood siding		\$5,130	2
Modernize bathrooms		\$27,035	4
Remove old and install new 40 gallon natural gas water heater		\$2,150	4
Install new roofs with continuous ridge vents		\$9,785	2
Install security screens on windows		\$16,200	4
Encapsulate floor tile with new tile		\$23,043	5
Install Address-O-Lite numbering system		\$1,200	2
Install gable roofs over storage rooms and install 2 new doors, frames, hardware		\$36,000	2
Install gable roofs over front entrances		\$16,000	2
Install 100 S/F patios and sunscreens at rears		\$19,500	5
1465.1 Dwelling Equipment			
Replace Stove		\$1,625	5
Replace refrigerator		\$2,000	5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	\$323,923
Per Unit Hard Cost		\$	\$32,392
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes [X]	No []
Development Has Long-Term Physical and Social Viability		Yes [X]	No []
Date Assessment Prepared		Revised 5/22/98	
Source(s) of Information:		Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.	

Yolo County Housing Authority Need Summary

Project CA 44-005, Ridgcut Homes

10 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	Total
1450 Site Improvement											
5	Install landscape irrigation at common areas	8400	SF	\$0.60	\$5,040	\$0	\$0	\$0	\$0	\$0	\$0
5	Install landscape irrigation at tenant areas	30750	SF	\$0.60	\$18,450	\$0	\$0	\$0	\$0	\$0	\$0
2	Locate and bring to grade sanitary clean out	10	EA	\$250.00	\$2,500	\$0	\$0	\$0	\$0	\$0	\$2,500
2	Replace water service shut off units	10	EA	\$300.00	\$3,000	\$0	\$0	\$0	\$0	\$0	\$3,000
2	Trim trees overhanging units	1	L/S	\$2,000.00	\$2,000	\$0	\$0	\$0	\$0	\$0	\$2,000
5	Install playground equipment	1	L/S	\$28,605.00	\$28,605	\$0	\$0	\$0	\$0	\$0	\$0
5	Unit allocation for shrubby and reseeding	10	EA	\$500.00	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0
4	Install 5 additional parking spaces and curbing	5	EA	\$3,200.00	\$16,000	\$0	\$0	\$0	\$16,000	\$0	\$16,000
Sub-Total 1450 : Other					\$80,595	\$0	\$0	\$0	\$16,000	\$0	\$23,500
Sub-Total 1450					\$80,595	\$0	\$0	\$0	\$16,000	\$0	\$23,500
1460 Dwelling Structure : Other											
2	Repair woodwork, stucco, waterproof and treat for mildew	17500	SF	\$0.45	\$7,875	\$0	\$0	\$0	\$0	\$0	\$0
4	Replace interior door, hollow core, birch	34	EA	\$210.00	\$7,140	\$0	\$0	\$0	\$7,140	\$0	\$7,140
4	Repair interior walls and treat for mildew	20000	SF	\$0.34	\$6,800	\$0	\$0	\$0	\$6,800	\$0	\$6,800
4	Repair interior ceilings and treat for mildew	8000	SF	\$0.51	\$4,080	\$0	\$0	\$0	\$4,080	\$0	\$4,080
4	Splash guards (24"x48")	10	EA	\$57.00	\$570	\$0	\$0	\$0	\$570	\$0	\$570
4	Replace existing counter tops with backsplash	75	LF	\$25.00	\$1,875	\$0	\$0	\$0	\$1,875	\$0	\$1,875
4	Replace existing base kitchen cabinets, wood	75	LF	\$125.00	\$9,375	\$0	\$0	\$0	\$9,375	\$0	\$9,375
4	Replace existing wall kitchen cabinets, wood	105	LF	\$110.00	\$11,550	\$0	\$0	\$0	\$11,550	\$0	\$11,550
4	Replace stainless steel kitchen sink and mixer valves	10	EA	\$632.00	\$6,320	\$0	\$0	\$0	\$6,320	\$0	\$6,320
4	Install range hood	10	EA	\$150.00	\$1,500	\$0	\$0	\$0	\$1,500	\$0	\$1,500
2	Install R-30 batts insulation in attic	7600	SF	\$1.05	\$7,980	\$0	\$0	\$0	\$0	\$0	\$0
2	Blown in insulation at stucco walls	5000	SF	\$1.90	\$9,500	\$0	\$0	\$0	\$0	\$0	\$0
2	Patch holes in drywall from insulation	625	SF	\$3.00	\$1,875	\$0	\$0	\$0	\$0	\$0	\$0
2	Install expansion joint in stucco at sill plate/stucco repair	1130	LF	\$4.00	\$4,520	\$0	\$0	\$0	\$0	\$0	\$0
2	Paint stucco wall with elasomeric paint	3000	SF	\$0.90	\$2,700	\$0	\$0	\$0	\$0	\$0	\$0
2	Paint wood siding	5700	SF	\$0.90	\$5,130	\$0	\$0	\$0	\$0	\$0	\$0

Yolo County Housing Authority Need Summary

Project CA 44-005, Ridgecut Homes

10 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	Total
4	Modernize bathrooms <i>.Light fixtures</i> <i>.Install ground fault outlet</i> <i>.Replace sink</i> <i>.Replace bathroom accessories</i> <i>.Replace commode</i> <i>.Replace tub/shower</i> <i>.Replace and lower medicine cabinet</i> <i>.Replace floor</i> <i>.Paint walls, ceiling and door</i>	10	EA	\$2,703.50	\$27,035	\$0	\$0	\$0	\$27,035	\$0	\$27,035
4	Remove old and install new 40 gallon natural gas water heater	5	EA	\$430.00	\$2,150	\$0	\$0	\$0	\$2,150	\$0	\$2,150
2	Install new roofs with continuous ridge vents	95	SQ	\$103.00	\$9,785	\$0	\$0	\$0	\$0	\$0	\$0
4	Install security screens on windows	72	EA	\$225.00	\$16,200	\$0	\$0	\$0	\$16,200	\$0	\$16,200
5	Encapsulate floor tile with new tile	8410	S/F	\$2.74	\$23,043	\$0	\$0	\$0	\$0	\$0	\$0
2	Install Address-O-Lite numbering system	12	EA	\$100.00	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0
2	Install gable roofs over storage rooms and install 2 new doors, frames, hardware	10	EA	\$3,600.00	\$36,000	\$0	\$0	\$0	\$0	\$0	\$0
2	Install gable roofs over front entrances	10	EA	\$1,600.00	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Install 100 S/F patios and sunscreens at rears	10	EA	\$1,950.00	\$19,500	\$0	\$0	\$0	\$0	\$0	\$0
	Sub-Total 1460 :Other				\$239,703	\$0	\$0	\$0	\$94,595	\$0	\$94,595
	Total Account 1460				\$239,703	\$0	\$0	\$0	\$94,595	\$0	\$94,595
	1465.1 Dwelling Equipment										
2	Replace Stove	5	EA	\$325.00	\$1,625	\$0	\$0	\$0	\$0	\$0	\$1,625
2	Replace refrigerator	5	EA	\$400.00	\$2,000	\$0	\$0	\$0	\$0	\$0	\$2,000
	Sub-Total 1465.1				\$3,625	\$0	\$0	\$0	\$0	\$0	\$3,625
	Total Project CA 44-005, Ridgecut Homes				\$323,923	\$0	\$0	\$0	\$110,595	\$0	\$121,720

Physical Needs Assessment
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[x] Original [] Revision No.	
Development Number CA 44-006		Development Name YOLITO	
		DOFA Date 9/30/1953	
		or Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings
Rental [X]	Family [X]	Detached/Semi-Detach [X]	5
Turnkey III Vacant []	Elderly []	Row []	Current Bedroom Distribution
Turnkey III - Occupied []	Mixed []	Walk-Up []	0 _____ 1 _____ 2 _____ 4 _____
Mutual Help []		Elevator []	3 _____ 6 _____ 4 _____ 5 _____
Section 23, Bond Finance []			5+ _____
		Number of Vacant Units 0	
		Total Current Units 10	
		0%	
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
1450 Site Improvement			
Trim trees overhanging units		\$4,000	2
Remove 3' fence		\$157	5
Install 100' of 3' fencing		\$675	5
Install landscape irrigation at common areas		\$6,000	5
Install landscape irrigation at tenant areas		\$18,450	5
Locate and bring existing sanitary clean out to grade		\$2,500	2
Replace water service shut off at units		\$3,000	2
Unit allocation for shrubbery and reseeding		\$5,000	5
Install playground equipment		\$21,715	5
Replace 2 sewer lift station pumps		\$3,000	4
1460: Dwelling Structure			
Repair woodwork, stucco, waterproof and treat for mildew		\$7,875	2
Replace interior door, solid core, birch		\$7,140	4
Repair interior walls and treat for mildew		\$6,800	4
Repair interior ceilings and treat for mildew		\$4,080	4
Splash guards (24"x48")		\$570	4
Replace existing counter tops with backsplash		\$1,875	4
Replace existing base kitchen cabinets, wood		\$9,375	4
Replace existing wall kitchen cabinets, wood		\$11,550	4
Replace stainless steel kitchen sink and mixer valves		\$6,320	4
Install range hood		\$1,500	4
Install R-30 insulation in attic		\$9,450	2
Blown in insulation at stucco walls		\$5,700	2
Patch holes in drywall from insulation		\$3,378	2
Install expansion joint in stucco at sill plate		\$4,600	2
Paint stucco walls with elastomeric paint		\$2,700	2
Paint wood siding		\$5,130	2
Modernize bathrooms		\$27,035	4
Remove old and install new 40 gallon natural gas water heater		\$2,150	4
Install new roofs with continuous ridge vents		\$9,785	2
Encapsulate floor with new tile		\$23,043	5
Install gables over entrance doors		\$16,000	2
Install 100 S/F patios with sunscreens at rear of units		\$19,500	5
Install security screens on windows		\$16,200	4
Install gable roof over storage room and 2 new doors, frames, and hardware		\$36,000	2
Install Address-O-Lite numbering system		\$1,200	2
1465.1 Dwelling Equipment			
Replace Stove		\$1,625	2
Replace refrigerator		\$2,000	2
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	\$307,078
Per Unit Hard Cost		\$	\$30,708
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes [X]	No []
Development Has Long-Term Physical and Social Viability		Yes [X]	No []
Date Assessment Prepared		Revised 5/22/98	
Source(s) of Information:		Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.	

Yolo County Housing Authority Need Summary

Project CA 44-006, Yolito

10 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	Total
1450 Site Improvement											
2	Trim trees overhanging units	1	LS	\$4,000.00	\$4,000	\$0	\$0	\$0	\$0	\$0	\$4,000
5	Remove 3' fence	100	LF	\$1.57	\$157	\$0	\$0	\$0	\$0	\$0	\$0
5	Install 100' of 3' fencing	100	LF	\$6.75	\$675	\$0	\$0	\$0	\$0	\$0	\$0
5	Install landscape irrigation at common areas	10000	SF	\$0.60	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Install landscape irrigation at tenant areas	30750	SF	\$0.60	\$18,450	\$0	\$0	\$0	\$0	\$0	\$0
2	Locate and bring existing sanitary clean out to	10	EA	\$250.00	\$2,500	\$0	\$0	\$0	\$0	\$0	\$2,500
2	Replace water service shut off at units	10	EA	\$300.00	\$3,000	\$0	\$0	\$0	\$0	\$0	\$3,000
5	Unit allocation for shrubbery and reseeding	10	EA	\$500.00	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Install playground equipment	1	L/S	\$21,715.00	\$21,715	\$0	\$0	\$0	\$0	\$0	\$0
4	Replace 2 sewer lift station pumps	2	EA	\$1,500.00	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total 1450 : Other					\$64,497	\$0	\$0	\$0	\$0	\$0	\$9,500
Sub-Total 1450					\$64,497	\$0	\$0	\$0	\$0	\$0	\$9,500
1460 Dwelling Structure											
2	Repair woodwork, stucco, waterproof and treat for mildew	17500	SF	\$0.45	\$7,875	\$0	\$0	\$0	\$0	\$0	\$0
4	Replace interior door, solid core, birch	34	EA	\$210.00	\$7,140	\$0	\$0	\$0	\$0	\$0	\$0
4	Repair interior walls and treat for mildew	20000	SF	\$0.34	\$6,800	\$0	\$0	\$0	\$0	\$0	\$0
4	Repair interior ceilings and treat for mildew	8000	SF	\$0.51	\$4,080	\$0	\$0	\$0	\$0	\$0	\$0
4	Splash guards (24"x48")	10	EA	\$57.00	\$570	\$0	\$0	\$0	\$0	\$0	\$0
4	Replace existing counter tops with backsplash	75	LF	\$25.00	\$1,875	\$0	\$0	\$0	\$0	\$0	\$0
4	Replace existing base kitchen cabinets, wood	75	LF	\$125.00	\$9,375	\$0	\$0	\$0	\$0	\$0	\$0
4	Replace existing wall kitchen cabinets, wood	105	LF	\$110.00	\$11,550	\$0	\$0	\$0	\$0	\$0	\$0
4	Replace stainless steel kitchen sink and mixer valves	10	EA	\$632.00	\$6,320	\$0	\$0	\$0	\$0	\$0	\$0
4	Install range hood	10	EA	\$150.00	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0
2	Install R-30 insulation in attic	9000	SF	\$1.05	\$9,450	\$0	\$0	\$0	\$0	\$0	\$0
2	Blown in insulation at stucco walls	3000	SF	\$1.90	\$5,700	\$0	\$0	\$0	\$0	\$0	\$0
2	Patch holes in drywall from insulation	1126	SF	\$3.00	\$3,378	\$0	\$0	\$0	\$0	\$0	\$0
2	Install expansion joint in stucco at sill plate	1150	LF	\$4.00	\$4,600	\$0	\$0	\$0	\$0	\$0	\$0
2	Paint stucco walls with elastomeric paint	3000	SF	\$0.90	\$2,700	\$0	\$0	\$0	\$0	\$0	\$0
2	Paint wood siding	5700	SF	\$0.90	\$5,130	\$0	\$0	\$0	\$0	\$0	\$0

Physical Needs Assessment
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[x] Original [] Revision No.	
Development Number CA 44-007		Development Name DONNELLY CIRCLE	
		DOFA Date 3/31/1962	
		or Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings
Rental [X]	Family [X]	Detached/Semi-Detach [X]	27
Turnkey III Vacant []	Elderly []	Row []	Current Bedroom Distribution
Turnkey III - Occupied []	Mixed []	Walk-Up []	0 1 8 2 28
Mutual Help []		Elevator []	3 24 4 12 5
Section 23, Bond Financed []			5+
		Number of Vacant Units 0	
		0.00%	
		Total Current Units	
		72	
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
1450 Site Improvement			
Remove 1500' of 6' fencing		\$2,355	5
Install 1500' of 6' fencing		\$15,750	5
Install landscape irrigation at common areas		\$113,640	5
Install landscape irrigation at tenant areas		\$120,300	5
Add a new sanitary sewer clean outs		\$2,925	5
Replace water service shutoffs at units		\$27,000	5
Trim trees overhanging units		\$15,000	5
Enclose bus stop with lexon		\$1,000	3
Install playground equipment		\$5,000	5
Unit allocation for shrubbery and reseeding		\$36,000	5
Remove 70 raised 4" curbs and repair		\$14,000	5
1460 Dwelling Structure			
Repair woodwork, stucco, waterproof and treat for mildew		\$75,837	1
Replace interior door, solid core, birch		\$79,768	4
Cover ceiling with drywall		\$75,810	5
Remove and replace 1/8" thick resilient tile on concrete		\$137,655	5
Install 2" furring and board insulation at all CMU walls and install stucco		\$274,185	1
Install weep hole at block walls		\$22,009	1
Install expansion joint in stucco at sill plate		\$6,288	1
Paint stucco and block walls with elastomeric paint		\$11,319	1
Paint wood siding		\$66,782	1
Splash guards 24" x 48"		\$4,104	5
Replace existing counter tops with backsplash		\$18,125	5
Replace existing base kitchen cabinets, wood		\$90,625	4
Replace existing wall kitchen cabinets, wood		\$68,200	3
Replace stainless steel kitchen sink		\$45,504	5
Install range hood		\$10,800	5
Modernize bathrooms		\$216,678	5
Modernize 1/2 bath in 3, 4 and 5 bedroom units		\$22,026	5
Install Address-O-Lite numbering system		\$28,279	1
Remove sunscreens on 36 units		\$13,207	1
Install security screens on windows		\$72,900	5
Install sunscreen on 72 existing patios		\$108,000	5
Replace hot water heaters		\$21,600	4
1465 Dwelling Equipment			
Replace stoves and refrigerators		\$21,600	5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	\$1,844,271
Per Unit Hard Cost		\$	\$25,615
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes [X]	No []
Development Has Long-Term Physical and Social Viability		Yes [X]	No []
Date Assessment Prepared		Revised 5/22/98	
Source(s) of Information:		Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.	

Yolo County Housing Authority Need Summary

Project CA 44-007, Donnelly Circle

72 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	Total
1450 Site Improvement											
5	Remove 1500' of 6' fencing	1500	LF	\$1.57	\$2,355	\$0	\$0	\$0	\$0	\$0	\$0
5	Install 1500' of 6' fencing	1500	LF	\$10.50	\$15,750	\$0	\$0	\$0	\$0	\$0	\$0
5	Install landscape irrigation at common areas	189400	SF	\$0.60	\$113,640	\$0	\$0	\$0	\$0	\$0	\$0
5	Install landscape irrigation at tenant areas	200500	SF	\$0.60	\$120,300	\$0	\$0	\$0	\$0	\$0	\$0
5	Add a new sanitary sewer clean outs	9	EA	\$325.00	\$2,925	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace water service shutoffs at units	27	EA	\$1,000.00	\$27,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Trim trees overhanging units	1	L/S	\$15,000.00	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0
3	Enclose bus stop with lexon	1	L/S	\$1,000.00	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Install playground equipment	1	L/S	\$5,000.00	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Unit allocation for shrubbery and reseeding	72	EA	\$500.00	\$36,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Remove 70 raised 4" curbs and repair	70	EA	\$200.00	\$14,000	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total 1450 : Other					\$352,970	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total 1450					\$352,970	\$0	\$0	\$0	\$0	\$0	\$0
1460 Dwelling Structure : Other											
1	Repair woodwork, stucco, waterproof and treat for mildew	1	L/S	\$75,837.00	\$75,837	\$0	\$0	\$0	\$0	\$0	\$75,837
4	Replace interior door, solid core, birch	1	LS	\$79,768.00	\$79,768	\$0	\$0	\$0	\$0	\$0	\$0
5	Cover ceiling with drywall	66500	SF	\$1.14	\$75,810	\$0	\$0	\$0	\$0	\$0	\$0
5	Remove and replace 1/8" thick resilient tile on concrete	66500	SF	\$2.07	\$137,655	\$0	\$0	\$0	\$0	\$0	\$0
1	Install 2" furring and board insulation at all CMU walls and install stucco	1	L/S	\$274,185.00	\$274,185	\$0	\$0	\$0	\$0	\$0	\$274,185
1	Install weep hole at block walls	1	L/S	\$22,009.00	\$22,009	\$0	\$0	\$0	\$0	\$0	\$22,009
1	Install expansion joint in stucco at sill plate	1	L/S	\$6,288.00	\$6,288	\$0	\$0	\$0	\$0	\$0	\$6,288
1	Paint stucco and block walls with elastomeric paint	1	L/S	\$11,319.00	\$11,319	\$0	\$0	\$0	\$0	\$0	\$11,319
1	Paint wood siding	1	L/S	\$66,782.00	\$66,782	\$0	\$0	\$0	\$0	\$0	\$66,782
5	Splash guards 24" x 48"	72	EA	\$57.00	\$4,104	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace existing counter tops with backsplash	725	LF	\$25.00	\$18,125	\$0	\$0	\$0	\$0	\$0	\$0
4	Replace existing base kitchen cabinets, wood	725	LF	\$125.00	\$90,625	\$0	\$0	\$0	\$0	\$0	\$0
3	Replace existing wall kitchen cabinets, wood	620	LF	\$110.00	\$68,200	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace stainless steel kitchen sink	72	EA	\$632.00	\$45,504	\$0	\$0	\$0	\$0	\$0	\$0
5	Install range hood	72	EA	\$150.00	\$10,800	\$0	\$0	\$0	\$0	\$0	\$0

PROJECT	DOFA	UNITS	Vacant Units	% Vacancy	COST/ UNIT	COST
Project CA 44-001, Yolano Village	Dec-51	60	0	0.00%	\$22,396	\$1,343,766
Project CA 44-002, El Rio Villa I	Dec-51	30	0	0.00%	\$41,088	\$1,232,634
Project CA 44-003, Riverfork Homes	Dec-53	50	1	2.00%	\$96,919	\$4,845,926
Project CA 44-004, Vista Montecito	Sep-53	16	1	6.25%	\$33,248	\$531,972
Project CA 44-005, Ridgecut Homes	Sep-53	10	0	0.00%	\$32,392	\$323,923
Project CA 44-006, Yolito	Sep-53	10	0	0.00%	\$30,708	\$307,078
Project CA 44-007, Donnelly Circle	Mar-62	72	0	0.00%	\$25,615	\$1,844,271
Project CA 44-008, El Rio Villa II	Jun-62	26	0	0.00%	\$54,770	\$1,424,028
Project CA 44-009, Ferguson/Sparkman C	Mar-64	26	0	0.00%	\$79,067	\$2,055,739
Project CA 44-015, Riverbend Sen. Mand	Mar-84	39	0	0.00%	\$20,006	\$780,235
Project CA 44-017, Riverbend Sen. Mand	Jul-85	24	0	0.00%	\$25,614	\$614,736
Project CA 44-018, El Rio Villa III	May-88	50	0	0.00%	\$18,797	\$939,844
Project CA 44-025, El Rio Villa IV	Jan-92	18	0	0.00%	\$24,191	\$435,434
Total preliminary estimated hard cost for physical needs						\$16,679,586
Total preliminary estimated cost for PHA-Wide management/operations needs						\$1,699,746
Total preliminary estimated cost for PHA-Wide nondwelling structure and equipment						\$429,500
Contingency (8% of Grant Max)						\$121,501
Demolition						\$0
Mod Used for Development						\$0
Total preliminary estimated cost for PHA-Wide Administration						\$562,492
Total preliminary estimated cost for PHA-Wide Other						\$462,752
Grand Total of PHA Needs						\$19,955,578
Annual Capital Fund Program Amount						\$1,187,703
Estimated Number of Years to Complete						16.80182466

Yolo County Housing Authority Five Year Summary

PROJECT	2002	2003	2004	2005	2006	5 Yr. Total	COST
	Year 1	Year 2	Year 3	Year 4	Year 5	2001-2005	
Project CA 44-001, Yolano Village	\$0	\$195,481	\$135,585	\$0	\$566,568	\$897,634	\$1,343,766
Project CA 44-002, El Rio Villa I	\$0	\$0	\$0	\$457,630	\$0	\$457,630	\$1,232,634
Project CA 44-003, Riverfork Homes	\$0	\$0	\$0	\$0	\$0	\$0	\$4,845,926
Project CA 44-004, Vista Montecito	\$0	\$43,256	\$155,673	\$0	\$0	\$198,929	\$531,972
Project CA 44-005, Ridgecut Homes	\$0	\$0	\$0	\$110,595	\$0	\$110,595	\$323,923
Project CA 44-006, Yolito	\$0	\$0	\$0	\$0	\$0	\$0	\$307,078
Project CA 44-007, Donnelly Circle	\$0	\$0	\$0	\$0	\$0	\$0	\$1,844,271
Project CA 44-008, El Rio Villa II	\$0	\$0	\$0	\$0	\$0	\$0	\$1,424,028
Project CA 44-009, Ferguson/Sparkman Cts.	\$0	\$0	\$0	\$0	\$0	\$0	\$2,055,739
Project CA 44-015, Riverbend Sen. Manor I	\$180,000	\$0	\$0	\$26,220	\$0	\$206,220	\$780,235
Project CA 44-017, Riverbend Sen. Manor II	\$0	\$0	\$0	\$0	\$44,900	\$44,900	\$614,736
Project CA 44-018, El Rio Villa III	\$0	\$0	\$0	\$0	\$0	\$0	\$939,844
Project CA 44-025, El Rio Villa IV	\$0	\$0	\$0	\$0	\$0	\$0	\$435,434
Operations (1406)	\$237,541	\$239,757	\$175,621	\$240,799	\$207,476	\$1,101,194	\$1,101,194
Mgt. Improvements (1408)	\$123,495	\$113,746	\$117,681	\$121,815	\$121,815	\$598,552	\$598,552
PHA Wide (1475)	\$92,500	\$63,000	\$63,000	\$105,500	\$105,500	\$429,500	\$429,500
Admin Cost (1410)	\$102,874	\$108,019	\$113,419	\$119,090	\$119,090	\$562,492	\$562,492
PHA Wide (1470)	\$300,000	\$300,000	\$300,000	\$0	\$0	\$900,000	
A & E Fees (1430)	\$117,091	\$117,000	\$120,000	\$37,107	\$37,107	\$428,305	\$428,305
Capital Fund Program Update (1430)	\$6,300	\$6,615	\$6,946	\$7,293	\$7,293	\$34,447	\$34,447
Contingency	\$27,902	\$39,175	\$38,124	\$0	\$16,300	\$121,501	\$121,501
Totals	\$1,187,703	\$1,226,049	\$1,226,049	\$1,226,049	\$1,226,049	\$6,091,899	\$19,955,578
CFP Grant	\$1,187,703	\$1,226,049	\$1,226,049	\$1,226,049	\$1,226,049	\$6,091,899	

Yolo County Housing Authority Five Year Summary

CFP Administration (1410)

Description	Base Salary	Fringes	Totals	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	5 Year Total
Technical Services									
Facilities Manager (100%)	\$45,298	\$0	\$45,298	\$63,292	\$66,457	\$69,780	\$73,269	\$73,269	\$346,067
Executive Director (12%)	\$11,418	\$0	\$11,418	\$12,588	\$13,218	\$13,879	\$14,573	\$14,573	\$68,831
Deputy Executive Director (12%)	\$9,463	\$0	\$9,463	\$10,433	\$10,955	\$11,502	\$12,077	\$12,077	\$57,044
General Services Manager (12%)	\$7,684	\$0	\$7,684	\$8,472	\$8,895	\$9,340	\$9,807	\$9,807	\$46,321
Accounting Technician (12%)	\$3,652	\$0	\$3,652	\$4,026	\$4,228	\$4,439	\$4,661	\$4,661	\$22,015
Accounting Clerk II (12%)	\$3,685	\$0	\$3,685	\$4,063	\$4,266	\$4,479	\$4,703	\$4,703	\$22,214
All Fringes Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals			\$81,200	\$102,874	\$108,019	\$113,419	\$119,090	\$119,090	\$562,492
Capital Fund Program Update Fees				\$6,300	\$6,615	\$6,946	\$7,293	\$7,293	\$34,447

Yolo County Housing Authority Five Year Summary 1406, 1408, 1470 & 1475

Priority	Description	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	5 Year Total
Account 1406							
1	Operations	<u>\$237,541</u>	<u>\$239,757</u>	<u>\$175,621</u>	<u>\$240,799</u>	<u>\$207,476</u>	<u>\$1,101,194</u>
	Sub-Total for Account 1406	\$237,541	\$239,757	\$175,621	\$240,799	\$207,476	\$1,101,194
Account 1408							
1	Resident Services Coordinator	\$38,719	\$40,655	\$42,687	\$44,822	\$44,822	\$211,705
1	Resident Services Coordinator Assistant	\$11,076	\$11,630	\$12,211	\$12,822	\$12,822	\$60,561
5	Update energy audit	\$8,500	\$0	\$0	\$0	\$0	\$8,500
1	PHA staff/commissioner training	\$7,875	\$8,269	\$8,682	\$9,116	\$9,116	\$43,058
1	Resident training	\$7,875	\$8,269	\$8,682	\$9,116	\$9,116	\$43,058
2	Develop 5 Year Agency Plan and update all procedures and policies manuals as required annually	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
3	Update utility allowances	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
3	Physical Needs Assessment Update	\$5,000	\$0	\$0	\$0	\$0	\$5,000
3	Resident Initiatives/Vacancy Preparation Pilot Program	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
4	Update computer software and training (which includes PHAS,staff training, and microfiche files)	<u>\$9,450</u>	<u>\$9,923</u>	<u>\$10,419</u>	<u>\$10,939</u>	<u>\$10,939</u>	<u>\$51,670</u>
	Sub-Total for Account 1408	\$123,495	\$113,746	\$117,681	\$121,815	\$121,815	\$598,552
Account 1470							
1	Purchase/Renovate Building for Central Office	<u>\$300,000</u>	<u>\$300,000</u>	<u>\$300,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$900,000</u>
	Sub-Total for Account 1470	\$300,000	\$300,000	\$300,000	\$0	\$0	\$900,000
Account 1475							
3	Update and expand computer system	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$150,000
1	Purchase maintenance trucks with utility beds	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$150,000
2	Purchase dump trailer for maintenance	\$0	\$0	\$0	\$12,000	\$12,000	\$24,000
	Purchase maintenance truck	\$30,000	\$0	\$0	\$0	\$0	
2	Purchase maintenance equipment(includes maintenance tools)	\$0	\$0	\$0	\$0	\$0	\$0
1	Purchase maintenance tool	\$2,500	\$3,000	\$3,000	\$3,500	\$3,500	\$15,500
1	Purchase resident services van	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$30,000</u>	<u>\$30,000</u>	<u>\$60,000</u>
	Sub-Total for Account 1475	\$92,500	\$63,000	\$63,000	\$105,500	\$105,500	\$429,500
	Total for All Accounts	\$753,536	\$716,503	\$656,302	\$468,114	\$434,791	\$3,029,246

Yolo County Housing Authority Need Summary

Project CA 44-008, El Rio Villa II

26 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	Total
1450 Site Improvement											
5	Install 16' of 3' behind fence at unit 48	16	LF	\$12.11	\$194	\$0	\$0	\$0	\$0	\$0	\$0
5	Remove 3' x 50' of fencing	50	LF	\$1.57	\$79	\$0	\$0	\$0	\$0	\$0	\$0
5	Install 3' x 50' fencing/install gated entry access	1	L/S	\$50,500.00	\$50,500	\$0	\$0	\$0	\$0	\$0	\$0
5	Install landscape irrigation at common areas	24000	SF	\$0.60	\$14,400	\$0	\$0	\$0	\$0	\$0	\$0
5	Install landscape irrigation at tenant areas	1	LS	\$93,028.00	\$93,028	\$0	\$0	\$0	\$0	\$0	\$0
2	Locate and bring existing sanitary clean out to grade	13	EA	\$250.00	\$3,250	\$0	\$0	\$0	\$0	\$0	\$3,250
2	Replace water service shut off at units	13	EA	\$500.00	\$6,500	\$0	\$0	\$0	\$0	\$0	\$6,500
2	Cut trees overhanging units	1	L/S	\$10,000.00	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
5	Unit allocation for shrubbery and reseeding	26	EA	\$500.00	\$13,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Install playground equipment	1	L/S	\$21,715.00	\$21,715	\$0	\$0	\$0	\$0	\$0	\$0
5	Repave entrance drive including removing old asphalt	2136	S/Y	\$6.66	\$14,226	\$0	\$0	\$0	\$0	\$0	\$0
5	Seal and restripe basketball court	555	S/Y	\$1.00	\$555	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total 1450 : Other					\$227,446	\$0	\$0	\$0	\$0	\$0	\$19,750
Sub-Total 1450					\$227,446	\$0	\$0	\$0	\$0	\$0	\$19,750
1460 Dwelling Structure : Other											
5	Install new 4 in 12 pitch roof for HVAC/lower bath ceiling 1 story	1	L/S	\$400,000.00	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0
1	Extend and reflash all existing roof penetrations	1	L/S	\$14,006.00	\$14,006	\$0	\$0	\$0	\$0	\$0	\$14,006
1	Install new fascia	1	L/S	\$16,832.00	\$16,832	\$0	\$0	\$0	\$0	\$0	\$16,832
1	Install R-30 batt insulation in attic	1	L/S	\$26,952.00	\$26,952	\$0	\$0	\$0	\$0	\$0	\$26,952
1	Install 2" furring and board insulation at all CMU walls	1000	SF	\$2.80	\$2,800	\$0	\$0	\$0	\$0	\$0	\$2,805
5	Install weep holes at block walls	900	LF	\$2.00	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0
5	Install expansion joint in stucco at sill plate	2400	LF	\$4.00	\$9,600	\$0	\$0	\$0	\$0	\$0	\$0
5	Paint walls with elastomeric paint	7000	SF	\$0.90	\$6,300	\$0	\$0	\$0	\$0	\$0	\$0
5	Install GFI at bath and kitchen	52	EA	\$30.00	\$1,560	\$0	\$0	\$0	\$0	\$0	\$0
5	Install new interior doors	126	EA	\$210.00	\$26,460	\$0	\$0	\$0	\$0	\$0	\$0
5	Repair exterior woodwork , stucco, waterproof and treat for mildew	36600	SF	\$0.45	\$16,470	\$0	\$0	\$0	\$0	\$0	\$0
1	Replace existing window with new aluminum, single hung window with insulating glass	196	EA	\$305.45	\$59,868	\$0	\$0	\$0	\$0	\$0	\$59,869
1	Replace existing fixed glass window	26	EA	\$362.26	\$9,419	\$0	\$0	\$0	\$0	\$0	\$9,419
5	Tear out underlayment, replace with 5/8" plywood and retiler with resilient tile	6600	SF	\$3.85	\$25,410	\$0	\$0	\$0	\$0	\$0	\$0
5	Remove and replace 1/8" thick resilient tile on concrete	17200	SF	\$2.07	\$35,604	\$0	\$0	\$0	\$0	\$0	\$0
5	Splash guards (24"x48")	26	EA	\$57.00	\$1,482	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace existing counter tops with backsplash	255	LF	\$25.00	\$6,375	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace existing base kitchen cabinets, wood	255	LF	\$125.00	\$31,875	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace existing wall kitchen cabinets, wood	335	LF	\$110.00	\$36,850	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace stainless steel kitchen sink	26	EA	\$632.00	\$16,432	\$0	\$0	\$0	\$0	\$0	\$0
5	Install range hood	26	EA	\$150.00	\$3,900	\$0	\$0	\$0	\$0	\$0	\$0

Yolo County Housing Authority Need Summary

Project CA 44-008, El Rio Villa II

26 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	Total
5	Modernize bathrooms <i>.Light fixtures .Install ground fault outlet .Replace sink .Replace bathroom accessories .Replace commode .Replace tub/shower .Replace and lower medicine cabinet .Replace floor .Paint walls, ceiling and door</i>	26	EA	\$2,703.50	\$70,291	\$0	\$0	\$0	\$0	\$0	\$0
5	Modernize 1/2 bath <i>.Install ground fault outlet .Replace sink .Replace bathroom accessories .Replace commode .Replace and lower medicine cabinet</i>	12	EA	\$1,835.50	\$22,026	\$0	\$0	\$0	\$0	\$0	\$0
5	Remove old and install new 40 gallon natural gas water heaters	13	EA	\$430.00	\$5,590	\$0	\$0	\$0	\$0	\$0	\$0
1	Replace existing wall furnace with new HVAC system (including ductwork, vents, furnace room, etc.)	26	EA	\$6,312.00	\$164,112	\$0	\$0	\$0	\$0	\$0	\$164,112
1	Install Address-O-Light numbering system	30	EA	\$140.26	\$4,208	\$0	\$0	\$0	\$0	\$0	\$4,208
1	Paint exteriors of all units	26	EA	\$701.34	\$18,235	\$0	\$0	\$0	\$0	\$0	\$18,235
5	Install security screens on windows	194	EA	\$225.00	\$43,650	\$0	\$0	\$0	\$0	\$0	\$0
1	Install gable roofs over front entrance doors	26	EA	\$2,244.26	\$58,351	\$0	\$0	\$0	\$0	\$0	\$58,351
5	Install 100 S/F patios and sunscreens at rear of each unit	26	EA	\$1,950.00	<u>\$50,700</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Sub-Total 1460 :Other					\$1,187,157	\$0	\$0	\$0	\$0	\$0	\$374,789
Total Account 1460					\$1,187,157	\$0	\$0	\$0	\$0	\$0	\$374,789
1465.1 Dwelling Equipment											
5	Replace Stove	13	EA	\$325.00	\$4,225	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace refrigerator	13	EA	\$400.00	\$5,200	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total 1465.1					\$9,425	\$0	\$0	\$0	\$0	\$0	\$0
Total Project CA 44-008, El Rio Villa II					\$1,424,028	\$0	\$0	\$0	\$0	\$0	\$394,539

Physical Needs Assessment
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[X] Original [] Revision No.	
Development Number CA 44-009		Development Name FERGUSON/SPARKMAN COURTS	
		DOFA Date 3/31/1964	
		or Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings
Rental [X]	Family [X]	Detached/Semi-Detach [X]	13
Turnkey III Vacant []	Elderly []	Row [X]	Current Bedroom Distribution
Turnkey III - Occupied []	Mixed []	Walk-Up []	0 1 8 2 10
Mutual Help []		Elevator []	3 4 4 5
Section 23, Bond Finance []			5+
		Number of Vacant Units 0	
		Total Current Units 26	
		0.00%	
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
1450 Site Improvement			
Exterior Plumbing/Cleanouts		\$74,412	5
Tele/Communications Upgrade		\$6,500	5
Sidewalk/Asphalt Replacement		\$120,250	5
Security Fencing		\$28,800	5
Patio Fencing Replacement		\$60,840	5
Security Lighting		\$50,400	5
Landscaping/Grading/Irrigation		\$325,000	5
Additional Off Street Parking		\$29,250	5
Unit allocation for shrubbery and reseeding		\$13,000	5
Install playground equipment		\$5,000	5
Trim trees overhanging units		\$10,000	5
Grind and resurface parking lots		\$14,093	5
1460 Dwelling Structure : 504			
504/ADA Compliance		\$33,660	5
1460 Dwelling Structure : Other			
Interior Walls (26 Units)		\$152,588	5
Ceilings (26 Units)		\$47,678	5
Floor Covering		\$124,046	5
Living Room Windows		\$28,000	5
Kitchen Windows		\$12,480	5
Bathroom Windows		\$10,400	5
Bedroom Windows		\$30,240	5
Bedroom Closet Doors/Shelves		\$23,296	5
Interior Doors		\$23,000	5
Electrical Upgrade		\$90,792	5
Kitchen Cabinets/Countertops		\$72,852	5
Pantry Cabinets		\$7,146	5
Kitchen Plumbing/Sinks		\$41,652	5
Range/Oven/Hood		\$17,706	5
Utility Room Addition		\$64,800	5
Water Heater/Plumbing		\$19,500	5
Bathroom Fixtures/Plumbing		\$40,560	5
Bathroom Cabinets/Racks		\$5,850	5
Install HVAC/Wall Furnaces		\$162,838	5
Exterior Wall Repairs		\$164,931	5
Exterior Screen Doors		\$5,590	5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	
Per Unit Hard Cost		\$	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes [X]	No []
Development Has Long-Term Physical and Social Viability		Yes [X]	No []
Date Assessment Prepared		5/22/1998	
Source(s) of Information:		Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.	

Physical Needs Assessment
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[x] Original [] Revision No.	
Development Number CA 44-009		Development Name FERGUSON/SPARKMAN COURTS	
		DOFA Date 3/31/1964	
		or Construction Date	
Development Type:		Occupancy Type:	
Rental [X]	Family [X]	Structure Type:	Number of Buildings
Turnkey III Vacant []	Elderly []	Detached/Semi-Detached [X]	13
Turnkey III - Occupied []	Mixed []	Row [X]	Current Bedroom Distribution
Mutual Help []		Walk-Up []	0 1 8 2 10
Section 23, Bond Finance []		Elevator []	3 4 4 4 5
		5+	Total Current Units
			26
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
1460 Dwelling Structure (Continued)			
Install master code key lock system, front, rear, storage		\$20,280	5
Replace unit light fixtures		\$9,360	5
Install free standing sunscreen over existing patios		\$32,500	5
Install Address-O-Light numbering system		\$2,600	5
Install security screens on windows		\$28,350	5
Replace (2) 6' sliding glass door units per unit		\$26,000	5
1465 Dwelling Equipment			
Replace stoves and refrigerators		\$19,500	5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	\$2,055,739
Per Unit Hard Cost		\$	\$79,067
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes [X]	No []
Development Has Long-Term Physical and Social Viability		Yes [X]	No []
Date Assessment Prepared		Revised 5/22/98	
Source(s) of Information: Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.			

Yolo County Housing Authority Need Summary

Project CA 44-009, Ferguson/Sparkman Cts.

26 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	Total
1450 Site Improvement											
5	Exterior Plumbing/Cleanouts	26	PU	\$2,862.00	\$74,412	\$0	\$0	\$0	\$0	\$0	\$0
5	Tele/Communications Upgrade	26	PU	\$250.00	\$6,500	\$0	\$0	\$0	\$0	\$0	\$0
5	Sidewalk/Asphalt Replacement	18500	SF	\$6.50	\$120,250	\$0	\$0	\$0	\$0	\$0	\$0
5	Security Fencing	1280	LF	\$22.50	\$28,800	\$0	\$0	\$0	\$0	\$0	\$0
5	Patio Fencing Replacement	3120	LF	\$19.50	\$60,840	\$0	\$0	\$0	\$0	\$0	\$0
5	Security Lighting	28	PU	\$1,800.00	\$50,400	\$0	\$0	\$0	\$0	\$0	\$0
5	Landscaping/Grading/Irrigation	26	PU	\$12,500.00	\$325,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Additional Off Street Parking	26	EA	\$1,125.00	\$29,250	\$0	\$0	\$0	\$0	\$0	\$0
5	Unit allocation for shrubbery and reseeding	26	EA	\$500.00	\$13,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Install playground equipment	1	L/S	\$5,000.00	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Trim trees overhanging units	1	L/S	\$10,000.00	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Grind and resurface parking lots	2116	S/Y	\$6.66	\$14,093	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total 1450 : Other					\$737,545	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total 1450					\$737,545	\$0	\$0	\$0	\$0	\$0	\$0
1460 Dwelling Structure : 504											
5	504/ADA Compliance	3	PU	\$11,220.00	\$33,660	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total 1460(504)					\$33,660	\$0	\$0	\$0	\$0	\$0	\$0
1460 Dwelling Structure : Other											
5	Interior Walls (26 Units)	61035	SF	\$2.50	\$152,588	\$0	\$0	\$0	\$0	\$0	\$0
5	Ceilings (26 Units)	19071	SF	\$2.50	\$47,678	\$0	\$0	\$0	\$0	\$0	\$0
5	Floor Covering	19084	SF	\$6.50	\$124,046	\$0	\$0	\$0	\$0	\$0	\$0
5	Living Room Windows	70	EA	\$400.00	\$28,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Kitchen Windows	26	EA	\$480.00	\$12,480	\$0	\$0	\$0	\$0	\$0	\$0
5	Bathroom Windows	26	EA	\$400.00	\$10,400	\$0	\$0	\$0	\$0	\$0	\$0
5	Bedroom Windows	56	EA	\$540.00	\$30,240	\$0	\$0	\$0	\$0	\$0	\$0
5	Bedroom Closet Doors/Shelves	56	EA	\$416.00	\$23,296	\$0	\$0	\$0	\$0	\$0	\$0
5	Interior Doors	100	EA	\$230.00	\$23,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Electrical Upgrade	26	PU	\$3,492.00	\$90,792	\$0	\$0	\$0	\$0	\$0	\$0
5	Kitchen Cabinets/Countertops	26	PU	\$2,802.00	\$72,852	\$0	\$0	\$0	\$0	\$0	\$0
5	Pantry Cabinets	18	PU	\$397.00	\$7,146	\$0	\$0	\$0	\$0	\$0	\$0
5	Kitchen Plumbing/Sinks	26	PU	\$1,602.00	\$41,652	\$0	\$0	\$0	\$0	\$0	\$0
5	Range/Oven/Hood	26	PU	\$681.00	\$17,706	\$0	\$0	\$0	\$0	\$0	\$0
5	Utility Room Addition	18	PU	\$3,600.00	\$64,800	\$0	\$0	\$0	\$0	\$0	\$0

Physical Needs Assessment
 Capital Fund Program

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
Development Number CA 44-015		Development Name RIVERBEND SENIOR MANOR I		DOFA Date 3/31/1984	
				or Construction Date	
Development Type:		Occupancy Type:		Number of Buildings	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	5 DWELLINGS/3 PUBLIC BUILDINGS	
Turnkey III Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>	Current Bedroom Distribution	
Turnkey III - Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	0 4 1 31 2 4	
Mutual Help	<input type="checkbox"/>			3 4 5	
Section 23, Bond Financed	<input type="checkbox"/>			5+	
				Number of Vacant Units 1	
				2.56%	
				Total Current Units 39	
General Description of Needed Physical Improvements				Estimated Costs	
				Urgency of Need (1-5)	
1450 Site Improvement					
Install landscape irrigation at common area				\$73,500	
Install plants along fence line				\$5,000	
Install 5' x 68' wheel chair ramp and railing at parking lot				\$3,250	
Install connector road to 44-017				\$35,000	
Install 5' x 325' l/f sidewalk to adjoining development				\$11,375	
Cut trees overhanging units				\$5,000	
Install precast barbecue pits on existing slabs				\$1,000	
Install 38' x 33' canopy roof over existing slab				\$25,080	
Remove and replace low section of sidewalk at multi-purpose room				\$1,000	
Pressure wash, prime, and paint existing canopy covers over existing sidewalks				\$6,238	
Etch existing sidewalks under canopies and apply epoxy non skid coating				\$13,444	
1460 Dwelling Structure					
Repair ceilings under breezeways, waterproof and treat for mildew				\$4,500	
Replace stainless steel kitchen sink and mixer valve				\$24,648	
Replace bathroom lavatory and faucet				\$14,625	
Paint wall with elastomeric paint				\$3,420	
Install GFI at kitchen				\$1,170	
Install heat lamp w/timers in bathroom				\$5,850	
Replace water shut-off at each unit				\$11,700	
Install security screens on all windows				\$36,900	
Replace split system electric pumps				\$175,500	
Replace carpet and tile in all units				\$57,017	
Replace kitchen cabinets, sinks, faucets, counters, hood vents				\$97,500	
Modernize bath				\$78,000	
Install smoke alarms in all bedrooms				\$6,600	
1465.1 Dwelling Equipment					
Replace Stove				\$12,675	
Replace refrigerator				\$15,600	
1470 Non-Dwelling Structures					
Renovate maintenance/storage building				\$8,000	
Replace 3 roof top duel pack gas/electric units				\$18,000	
Replace floor tile in public space areas				\$17,303	
Replace floor tile in laundry room				\$891	
Replace 20 gal electric water heater in kiln room				\$150	
Replace central antenna distribution/amplifier				\$800	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$	
Per Unit Hard Cost				\$	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Development Has Long-Term Physical and Social Viability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Date Assessment Prepared					
Source(s) of Information:				Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.	

Physical Needs Assessment
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY				[x] Original [] Revision No.	
Development Number CA 44-015		Development Name RIVERBEND SENIOR MANOR I		DOFA Date 3/31/1984 or Construction Date	
Development Type:		Occupancy Type:		Structure Type:	
Rental	[X]	Family	[]	Detached/Semi-Detach	[]
Turnkey III Vacant	[]	Elderly	[X]	Row	[X]
Turnkey III - Occupied	[]	Mixed	[]	Walk-Up	[]
Mutual Help	[]			Elevator	[]
Section 23, Bond Financed	[]				
				Number of Buildings 5 DWELLINGS/3 PUBLIC BUILDINGS	
				Current Bedroom Distribution	
				0	4
				1	31
				2	4
				3	4
				4	5
				5+	
				Number of Vacant Units 1	
				2.56%	
				Total Current Units 39	
General Description of Needed Physical Improvements				Estimated Costs	
1470 Non-Dwelling Structures (Continued)				Urgency of Need (1-5)	
Replace carrier heat pump at class room 61				\$500	
Replace (2) 100 gal central water heaters				\$2,000	
Replace 300,000 BTU domestic water boiler				\$2,500	
Replace 200 gal domestic water holding tank				\$1,000	
Replace 5 jockey pumps and 2 no-scald valves				\$3,500	
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$ \$780,235	
Per Unit Hard Cost				\$ \$20,006	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost				Yes [X] No []	
Development Has Long-Term Physical and Social Viability				Yes [X] No []	
Date Assessment Prepared				Revised 5/22/98	
Source(s) of Information:		Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.			

Yolo County Housing Authority Need Summary

Project CA 44-015, Riverbend Sen. Manor I

39 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	Total
1470 Non-Dwelling Structures											
General											
5	Renovate maintenance/storage building	400	SF	\$20.00	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace 3 roof top duel pack gas/electric units	1	L/S	\$18,000.00	\$18,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace floor tile in public space areas	6315	SF	\$2.74	\$17,303	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace floor tile in laundry room	325	SF	\$2.74	\$891	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace 20 gal electric water heater in kiln room	1	L/S	\$150.00	\$150	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace central antenna distribution/amplifier	1	L/S	\$800.00	\$800	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace carrier heat pump at class room 61	1	L/S	\$500.00	\$500	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace (2) 100 gal central water heaters	2	EA	\$1,000.00	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace 300,000 BTU domestic water boiler	1	EA	\$2,500.00	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace 200 gal domestic water holding tank	1	EA	\$1,000.00	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0
5	Replace 5 jockey pumps and 2 no-scald valves	1	L/S	\$3,500.00	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total 1470 : General					\$54,644	\$0	\$0	\$0	\$0	\$0	\$0
Total for Account 1470					\$54,644	\$0	\$0	\$0	\$0	\$0	\$0
Total Project CA 44-015, Riverbend Sen. Manor					\$780,235	\$180,000	\$0	\$0	\$26,220	\$0	\$269,152

Physical Needs Assessment
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
Development Number CA 44-017		Development Name RIVERBEND SENIOR MANOR II	
		DOFA Date 7/31/1985	
		or Construction Date	
Development Type:		Occupancy Type:	
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detach <input checked="" type="checkbox"/>	Row <input checked="" type="checkbox"/>
Turnkey III Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Walk-Up <input type="checkbox"/>	Elevator <input type="checkbox"/>
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Section 23, Bond Financ <input type="checkbox"/>	
Number of Buildings 6		Number of Vacant Units 0	
Current Bedroom Distribution		Total Current Units 24	
0 <u>6</u> 1 <u>18</u> 2 <u> </u>	3 <u> </u> 4 <u> </u> 5 <u> </u>	5+	
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
1450 Site Improvement			
Install landscape irrigation at common areas		\$31,380	5
Locate and bring existing sanitary clean out to grade		\$3,900	2
Install connector road to 44-015		\$35,000	2
Cut trees overhanging units		\$2,000	2
Replace water service shut-off at units		\$6,000	2
1460 Dwelling Structure : Other			
Repair and repaint exterior woodwork, waterproof and treat for mildew		\$12,000	5
Replace stainless steel kitchen sink and mixer valve		\$15,168	5
Replace bathroom lavatory and faucets		\$9,000	5
Modernize kitchens		\$60,000	5
Modernize bathrooms		\$48,000	5
Replace heat pumps		\$108,000	5
Replace natural gas hot water heaters		\$7,200	5
Replace roofs and install continuous roof vents		\$60,091	1
Install security screens		\$21,600	5
Install security screen doors		\$5,400	5
Replace carpet and tile		\$34,114	5
Install smoke detectors in all bedrooms		\$15,219	1
Replace hot water heater room doors, frame, and hardware		\$5,100	5
Replace hot storage room doors, frame, and hardware		\$10,200	5
Replace central antenna distribution system and amplifier		\$800	5
Install GFI at kitchen area		\$3,044	1
Replace 3' fluorescent fixture in bath with new 4' fluorescent fixture		\$6,000	5
Install heat lamp w/timer in bath		\$3,600	5
1465 Dwelling Equipment			
Replace stoves and refrigerators		\$16,800	5
1470 Non-Dwelling			
Construct laundry facility		\$95,120	1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	\$614,736
Per Unit Hard Cost		\$	\$25,614
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date Assessment Prepared		Revised 5/22/98	
Source(s) of Information: Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.			

Yolo County Housing Authority Need Summary

Project CA 44-017, Riverbend Sen. Manor II

24 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006	Total
	1465 Dwelling Equipment										
5	Replace stoves and refrigerators	24	DU	\$700.00	\$16,800	\$0	\$0	\$0	\$0	\$0	\$0
	Sub-Total 1465 : Other				\$16,800	\$0	\$0	\$0	\$0	\$0	\$0
	Sub-Total 1465				\$16,800	\$0	\$0	\$0	\$0	\$0	\$0
	1470 Non-Dwelling										
1	Construct laundry facility	1	L/S	\$95,120.00	\$95,120	\$0	\$0	\$0	\$0	\$0	\$95,120
	Sub-Total 1470				\$95,120	\$0	\$0	\$0	\$0	\$0	\$95,120
	Sub-Total 1470				\$95,120	\$0	\$0	\$0	\$0	\$0	\$95,120
	Total Project CA 44-017, Riverbend Sen. Manor II				\$614,736	\$0	\$0	\$0	\$0	\$44,900	\$175,474

Physical Needs Assessment
 Capital Fund Program

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[x] Original [] Revision No.	
Development Number CA 44-018		Development Name EL RIO VILLA III	
		DOFA Date 5/16/1988	
		or Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings
Rental [X]	Family [X]	Detached/Semi-Detach [X]	20 DWELLINGS/1 COMMUNITY BUILDING
Turnkey III Vacant []	Elderly []	Row [X]	Current Bedroom Distribution
Turnkey III - Occupied []	Mixed []	Walk-Up []	0 _____ 1 _____ 10 _____ 2 _____ 10 _____
Mutual Help []		Elevator []	3 _____ 20 _____ 4 _____ 8 _____ 5 _____ 2 _____
Section 23, Bond Finance []			5+
		Number of Vacant Units 0	
		Total Current Units 50	
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
1450 Site Improvement			
Install security lighting		\$37,800	2
Cut trees overhanging units		\$15,000	2
Unit allocation for shrubbery and reseeding		\$25,000	5
Install sprinklers in tenant areas		\$178,900	5
Install playground equipment		\$5,000	5
1460 Dwelling Structure : Other			
Install GFI outlet in kitchen		\$12,500	1
Repaint exterior stucco soffit and fascia		\$25,000	2
Replace faucets in kitchens and baths		\$32,500	5
Replace skirt board on T/H stairs		\$5,000	5
Install canopy roofs over front doors at quads		\$16,000	2
Replace floor tile		\$122,389	5
Install smoke detectors in all bedrooms		\$19,800	5
Install security screens		\$54,000	5
Replace roofing and install continuous ridge vents		\$61,134	1
Install Address O' Lite numbering system		\$5,971	1
Install HVAC system		\$268,703	1
Replace DHWH's		\$15,000	5
1465 Dwelling Equipment			
Replace stoves and refrigerators		\$35,000	5
1470 Non-Dwelling Structures			
Replace roof and install continuous roof vent at comm. building		\$2,460	1
Lower counter for 504 accessibility		\$1,194	1
Move A/C coil to roof		\$1,493	1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	\$939,844
Per Unit Hard Cost		\$	\$18,797
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes [X]	No []
Development Has Long-Term Physical and Social Viability		Yes [X]	No []
Date Assessment Prepared		Revised 5/22/98	
Source(s) of Information: Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.			

Physical Needs Assessment
 Capital Fund Program

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[] Original [X] Revision No. <u>1</u>	
Development Number CA 44-025		Development Name EL RIO VILLA IV	
		DOFA Date 1/31/1992 or Construction Date	
Development Type:		Structure Type:	
Rental [X]	Occupancy Type: Family [X]	Detached/Semi-Detach [X]	Number of Buildings 9
Turnkey III Vacant []	Elderly []	Row []	Current Bedroom Distribution
Turnkey III - Occupied []	Mixed []	Walk-Up []	0 _____ 1 _____ 2 _____
Mutual Help []		Elevator []	3 _____ 4 _____ 5 _____
Section 23, Bond Financed []			5+ _____
		Number of Vacant Units 0	
		Total Current Units 18	
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
1450 Site Improvement			
Install Security Lighting		\$18,900	1
Install sprinkler system in tenant areas		\$64,404	5
Cut trees overhanging units		\$2,000	1
Install new playground equipment		\$5,000	5
Unit allocation for shrubbery and reseeding		\$9,000	5
Install security gate access		\$100,000	5
1460 Dwelling Structure : Other			
Replace floor tile		\$46,451	5
Replace roofs and install continuous ridge vents		\$19,879	1
Install security screens		\$16,200	5
Install 100 SF rear patios w/ sun screens		\$35,100	5
Install Address O' Lite numbering system		\$2,400	1
Install hardwired smoke detectors in all bedrooms		\$8,100	1
Paint exterior stucco, soffit, and fascia		\$9,000	2
Replace HVAC's		\$81,000	1
Replace DHWH's		\$5,400	2
1465 Dwelling Equipment			
Replace stoves and refrigerators		\$12,600	5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	\$435,434
Per Unit Hard Cost		\$	\$24,191
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes [X]	No []
Development Has Long-Term Physical and Social Viability		Yes [X]	No []
Date Assessment Prepared		Revised 6/3/99	
Source(s) of Information:		Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.	

Yolo County Housing Authority Need Summary

		1998	1999	2000	2001	2002			
PROJECT		Year 6	Year 7	Year 8	Year 9	Year 10	Totals	COST	DIFF
Project CA 44-001, Yolano Village	Account 1430	\$61,897	\$117,000	\$122,814	\$117,091	\$117,000	\$535,802		\$535,802
	Account 1450	\$6,900	\$0	\$0	\$0	\$0	\$6,900		\$6,900
	Account 1460	\$0	\$0	\$44,000	\$0	\$195,481	\$239,481		\$239,481
	Account 1465	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1495	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Project CA 44-002, El Rio Villa I	Account 1430	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1450	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1460	\$126,188	\$0	\$0	\$0	\$0	\$126,188		\$126,188
	Account 1465	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1495	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Project CA 44-003, Riverfork Homes	Account 1430	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1450	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1460	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1465	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1495	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Project CA 44-004, Vista Montecito	Account 1430	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1450	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1460	\$0	\$53,803	\$0	\$0	\$43,256	\$97,059		\$97,059
	Account 1465	\$0	\$0	\$5,800	\$0	\$0	\$5,800		\$5,800
	Account 1495	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Project CA 44-005, Ridgecut Homes	Account 1430	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1450	\$0	\$0	\$7,500	\$0	\$0	\$7,500		\$7,500
	Account 1460	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1465	\$0	\$0	\$3,625	\$0	\$0	\$3,625		\$3,625
	Account 1495	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Project CA 44-006, Yolito	Account 1430	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1450	\$0	\$0	\$9,500	\$0	\$0	\$9,500		\$9,500

Yolo County Housing Authority Need Summary

		1998	1999	2000	2001	2002			
PROJECT		Year 6	Year 7	Year 8	Year 9	Year 10	Totals	COST	DIFF
	Account 1460	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1465	\$0	\$0	\$3,625	\$0	\$0	\$3,625		\$3,625
	Account 1495	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Project CA 44-007, Donnelly Circle	Account 1430	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1450	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1460	\$0	\$484,699	\$0	\$0	\$0	\$484,699		\$484,699
	Account 1495	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Project CA 44-008, El Rio Villa II	Account 1430	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1450	\$0	\$0	\$19,750	\$0	\$0	\$19,750		\$19,750
	Account 1460	\$374,789	\$0	\$0	\$0	\$0	\$374,789		\$374,789
	Account 1465	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1495	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Project CA 44-009, Ferguson/Sparkman	Account 1430	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1450	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1460	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1495	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Project CA 44-015, Riverbend Sen. M	Account 1430	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1450	\$0	\$0	\$62,932	\$0	\$0	\$62,932		\$62,932
	Account 1460	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1465	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1470	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1495	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Project CA 44-017, Riverbend Sen. M	Account 1430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Account 1450	\$0	\$0	\$2,000	\$0	\$0	\$2,000		\$2,000
	Account 1460	\$0	\$78,354	\$0	\$0	\$0	\$78,354		\$78,354
	Account 1495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Account 1470	\$0	\$95,120	\$0	\$0	\$0	\$0		\$0

Yolo County Housing Authority Need Summary

		1998	1999	2000	2001	2002			
PROJECT		Year 6	Year 7	Year 8	Year 9	Year 10	Totals	COST	DIFF
Project CA 44-018, El Rio Villa III	Account 1430	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1450	\$0	\$0	\$52,800	\$0	\$0	\$52,800		\$52,800
	Account 1460	\$335,808	\$0	\$53,500	\$0	\$0	\$389,308		\$389,308
	Account 1470	\$5,147	\$0	\$0	\$0	\$0	\$5,147		\$5,147
	Account 1495	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Project CA 44-025, El Rio Villa IV	Account 1430	\$0	\$0	\$0	\$0	\$0	\$0		\$0
	Account 1450	\$0	\$20,900	\$0	\$0	\$0	\$20,900		\$20,900
	Account 1460	\$0	\$111,379	\$14,400	\$0	\$0	\$125,779		\$125,779
	Account 1495	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Totals	Account 1430	\$61,897	\$117,000	\$122,814	\$117,091	\$117,000	\$535,802		\$535,802
	Account 1450	\$6,900	\$20,900	\$154,482	\$0	\$0	\$182,282		\$182,282
	Account 1460	\$836,785	\$728,235	\$111,900	\$0	\$238,737	\$1,915,657		\$1,915,657
	Account 1465	\$0	\$0	\$13,050	\$0	\$0	\$13,050		\$13,050
	Account 1470	\$5,147	\$95,120	\$0	\$0	\$0	\$5,147		\$5,147
	Account 1475	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Mgt. Improvements	Account 1408	\$58,575	\$96,390	\$95,165	\$106,423	\$113,746	\$470,299		\$470,299
PHA Wide 1475	Account 1475	\$27,500	\$37,500	\$84,500	\$80,000	\$63,000	\$292,500		\$292,500
Admin Cost	Account 1410	\$81,200	\$89,122	\$93,310	\$97,976	\$108,019	\$469,627		\$469,627
Other A & E Fees	Account 1430	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Comp Grant Update	Account 1430	\$6,000	\$6,000	\$6,000	\$6,000	\$6,615	\$30,615		\$30,615
Relocation	Account 1495	\$0	\$0	\$0	\$0	\$0	\$0		\$0
Totals		\$1,084,004	\$1,190,267	\$681,221	\$407,490	\$647,117	\$3,914,979	\$0	\$6,566,917
CGP Grant		\$1,187,703	\$1,187,703	\$1,187,703	\$1,187,703	\$1,187,703	\$5,938,515		
DIFF		(\$103,699)	\$2,564	(\$506,482)	(\$780,213)	(\$540,586)	(\$2,023,536)		

**Annual Statement /
Performance and Evaluation Report**
Part I: Summary
Capital Fund Program (CFP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

HA Name		Capital Fund Program Grant Number		FFY of Grant Approval	
YOLO COUNTY HOUSING AUTHORITY		CA30P04450102		2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	\$237,541	\$0	\$237,541	\$118,770
3	1408 Management Improvements	\$123,495	\$0	\$59,695	\$25,464
4	1410 Administration	\$102,874	\$0	\$102,874	\$26,138
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$123,391	\$0	\$2,750	\$2,750
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$180,000	\$0	\$0	\$0
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$300,000	\$0	\$300,000	\$30,274
13	1475 Nondwelling Equipment	\$92,500	\$0	\$15,988	\$15,988
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1498 Mod Used for Development	\$0	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$27,902	\$0	\$0	\$0
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$1,187,703	\$0	\$718,848	\$219,385
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Security	\$0	\$0	\$0	\$0
24	Amount of line 20 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

**Annual Statement /
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Fund Program (CFP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	Operations							
	-Operations	1406	20%	\$237,541	\$0	\$237,541	\$118,770	
	Total for Account 1406			\$237,541	\$0	\$237,541	\$118,770	
PHA Wide	Management Improvements							
	-Resident Services Coordinator	1408	LS	\$38,719	\$0	\$38,719	\$14,476	
	-Resident Services Coordinator Assistant	1408	LS	\$11,076	\$0	\$11,076	\$1,088	
	-PHA Staff/Commissioner Training	1408	LS	\$7,875	\$0	\$0	\$0	
	-Resident Training	1408	LS	\$7,875	\$0	\$0	\$0	
	-Develop 5 Year Agency Plan/Update Policies	1408	LS	\$10,000	\$0	\$1,500	\$1,500	
	-Update Utility Allowances	1408	LS	\$5,000	\$0	\$1,800	\$1,800	
	-Resident Initiatives/Vacancy Preparation Pilot Program	1408	LS	\$20,000	\$0	\$0	\$0	
	-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche Files)	1408	LS	\$9,450	\$0	\$0	\$0	
	-Physical Needs Assessment Update	1408	LS	\$5,000	\$0	\$3,000	\$3,000	
	-Update Energy Audit	1408	LS	\$8,500	\$0	\$3,600	\$3,600	
	Total for Account 1408			\$123,495	\$0	\$59,695	\$25,464	
PHA Wide	Administration							
	-Facilities Manager (100%) Including 33 % Fringe	1410	LS	\$63,292	\$0	\$63,292	\$23,423	
	-Executive Director (12%) Including 33% Fringe	1410	LS	\$12,588	\$0	\$12,588	\$944	
	-Deputy Executive Director (12%) Including Fringe	1410	LS	\$10,433	\$0	\$10,433	\$694	
	-General Services Manager (12%) Including 33% Fringe	1410	LS	\$8,472	\$0	\$8,472	\$562	
	-Accounting Technician (12%) Including 33% Fringe	1410	LS	\$4,026	\$0	\$4,026	\$276	
	-Accounting Clerk II (12%) Including 33% Fringe	1410	LS	\$4,063	\$0	\$4,063	\$239	
	Total for Account 1410			\$102,874	\$0	\$102,874	\$26,138	
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.				(2) To be completed for the Performance and Evaluation Report.				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

Annual Statement /
 Performance and Evaluation Report
 Part II: Supporting Pages
 Capital Fund Program (CFP)

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	Fees and Costs							
	-A&E Design Fee	1430		\$117,091	\$0	\$0.00	\$0.00	
	-Comp. Grant Update Fee	1430		<u>\$6,300</u>	<u>\$0</u>	<u>\$2,750.00</u>	<u>\$2,750.00</u>	
	Total for Account 1430			\$123,391	\$0	\$2,750	\$2,750	
CA 44-15 Riverbend Senior Manor I	Site Improvements							
	Install landscape irrigation at common area	1450	122,500 SF	\$73,500	\$0	\$0	\$0	
	Install plants along fence line	1450	1 LS	\$5,000	\$0	\$0	\$0	
	Install 5' x 68' wheel chair ramp and railing at parking lot	1450	325 SF	\$3,250	\$0	\$0	\$0	
	Install connector road to 44-017	1450	1 LS	\$35,000	\$0	\$0	\$0	
	Install 5' x 325' l/f sidewalk to adjoining development	1450	1,625 SF	\$11,375	\$0	\$0	\$0	
	Cut trees overhanging units	1450	1 LS	\$5,000	\$0	\$0	\$0	
	Install precast barbecue pits on existing slabs	1450	2 EA	\$1,113	\$0	\$0	\$0	
	Install 38' x 33' canopy roof over existing slab	1450	1,254 SF	\$25,080	\$0	\$0	\$0	
	Remove and replace low section of sidewalk at	1450	100 SF	\$1,000	\$0	\$0	\$0	
	Pressure wash, prime, and paint existing canopy covers over existing sidewalks	1450	10,755 SF	\$6,238	\$0	\$0	\$0	
	Etch existing sidewalks under canopies and apply epoxy non skid coating	1450	10,755 SF	<u>\$13,444</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
	Total for Account 1450			\$180,000	\$0	\$0	\$0	
PHA-Wide	Non-Dwelling Structures							
	Purchase/Renovate Building for Central Office	1470	LS	<u>\$300,000</u>	<u>\$0</u>	<u>\$300,000.00</u>	<u>\$30,274.34</u>	
	Total for Account 1470			\$300,000	\$0	\$300,000	\$30,274	
PHA Wide	Non-Dwelling Equipment							
	-Update and Expand Computer System	1475	LS	\$30,000	\$0	\$15,988	\$15,988	
	-Purchase Maintenance Truck with Utility Bed	1475	LS	\$30,000	\$0	\$0	\$0	
	-Purchase Manitenance Truck	1475	LS	\$30,000	\$0	\$0	\$0	
	-Purchase Maintenance Tools	1475	LS	<u>\$2,500</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
	Total for Account 1475			\$92,500	\$0	\$15,988	\$15,988	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement /
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Fund Program (CFP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	Contingency	1502	3%					
	-Contingency for Construction			<u>\$27,902</u>	<u>\$0</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Total for Account 1502			\$27,902	\$0	\$0	\$0	

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Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement /
Performance and Evaluation Report**
Part III: Implementation Schedule
Capital Fund Program (CFP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	12/31/2003			6/30/2005			
CA044-15 Riverbend Senior Manor I	12/31/2003			6/30/2005			

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date