

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

---

# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2003

**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:** Consolidated Area Housing Authority of Sutter County

**PHA Number:** ca048vo1

**PHA Fiscal Year Beginning: (04/2003)**

**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 2000 - 2004

[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) To assist extremely low, very low and low income families, including elderly and handicapped persons, by operating programs that provide decent, safe and sanitary housing at affordable costs.

## 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:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management
  - Improve voucher management
  - Increase customer satisfaction
- Concentrate on efforts to improve specific management functions:
  - 1.) Financial Management

2.) Unit Turn-Around Time

- Renovate or modernize public housing units: 99 Units
  - 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
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program
  - Implement public housing or other homeownership programs
  - Implement public housing site-based waiting lists
  - Convert public housing to vouchers
  - Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to de-concentrate 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:
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)

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

- Provide or attract supportive services to increase independence for the elderly or families with disabilities:
- Other: (list below)

**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:
  - 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)

**Other PHA Goals and Objectives: (list below)**

To reduce dependence on HUD through the use of CAP funds, remodel and upgrade public housing units to be competitive with private market allowing the Housing Authority to attract higher income clientele. Effecting Units: 203

River City Manor and Senior Village:  
Change rent structure  
Advertise

All other units:  
Remodel & Modernize  
Change rent structure  
Advertise

# Annual PHA Plan PHA Fiscal Year 2000

[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.

## **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.

### **Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	1
ii. Table of Contents	1
1. Housing Needs	4
2. Financial Resources	11
3. Policies on Eligibility, Selection and Admissions	12
4. Rent Determination Policies	20
5. Operations and Management Policies	24
6. Grievance Procedures	26
7. Capital Improvement Needs	27
8. Demolition and Disposition	28
9. Designation of Housing	29
10. Conversions of Public Housing	30
11. Homeownership	31
12. Community Service Programs	33
13. Crime and Safety	36
14. Pet Policy	37
15. Civil Rights Certifications	38

16. Fiscal Audit	38
17. PHA Asset Management	38
18. Other Information	38

**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:**

- Admissions Policy for De-concentration
- (ca048avo1) FY 2002 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- (ca048bvo1) PHA Management Organizational Chart
- (ca048cvo1) FY 2002 Capital Fund Program 5 Year Action Plan
- 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: (ca048dvo1) FY 2003 Capital Fund Program Annual Statement  
(ca048dvo1) FY 2003 Capital Fund Program 5 Year Action Plan

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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
	Most recent board-approved operating budget for the public	Annual Plan:

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	housing program	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 de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Applicable but not included	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Applicable but not included	Schedule of flat rents offered at each public housing development <input 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 CAP Budget/Progress Report (HUD 52825) for any active CAP 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	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
N/A	other approved proposal for development of public housing	
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	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.

<b>Housing Needs of Families in the Jurisdiction by Family Type*</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford-ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access-ibility</b>	<b>Size</b>	<b>Loca-tion</b>
Income <= 30%							

Housing Needs of Families in the Jurisdiction by Family Type*							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
of AMI	242	2	2	2	1	1	1
Income >30% but <=50% of AMI	229	2	2	2	1	1	1
Income >50% but <80% of AMI	22	1	2	2	1	1	1
Elderly	75	1	1	2	1	1	1
Families with Disabilities	63	1	2	2	2	1	1
Race/Ethnicity White	234	1	2	2	1	1	1
Race/Ethnicity Black	25	1	2	2	1	1	1
Race/Ethnicity Ai/A	45	1	2	2	1	1	1
Race/Ethnicity Hisp.	189	1	2	2	1	1	1

\* Section 8 and Public Housing

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) Waiting List 2002

### 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 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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover

### Housing Needs of Families on the Waiting List

Waiting list total	236		41
Extremely low income <=30% AMI	146	62	
Very low income (>30% but <=50% AMI)	63	27	
Low income (>50% but <80% AMI)	27	11	
Families with children	169	72	
Elderly families	46	19	
Families with Disabilities	21	9	
Race/ethnicity	White/non Hisp. 86	36	
Race/ethnicity	Black/non Hisp. 4	2	
Race/ethnicity	Amer./Indian Asian 26	11	
Race/ethnicity	Hispanic 120	51	
Characteristics by Bedroom Size (Public Housing Only)			
	Total	E	VL
		L	1
		E	D
		H/C	W
		B	AI
		HISP	HISP
1BR	69	42	14
		10	0
		44	25
		0	0
2 BR	78	48	17
		16	53
		9	16
		0	0
3 BR	76	47	24
		5	71
		2	3
		0	0
4 BR	13	7	5
		1	12
		0	1
		0	0
5 BR			
5+ BR			
Is the waiting list closed (select one)? <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 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/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	289		360
Extremely low income <=30% AMI	119	41	
Very low income (>30% but <=50% AMI)	170	59	
Low income (>50% but <80% AMI)			
Families with children	214	74	
Elderly families	28	10	
Families with Disabilities	47	16	
Race/ethnicity	White/non Hisp    167	58	
Race/ethnicity	Hispanic            78	27	
Race/ethnicity	Black                 19	7	
Race/ethnicity	Amer. Indian Asian    25	8	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

## Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)?  No  Yes

If yes:

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

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  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)

**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)

**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)

**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)

**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: Have received positive feedback from our tenant committee on improvements to their housing.
- Results of consultation with advocacy groups: Foster Care Program – To teach housing life skills to young adults. Leo Chesney Womens Prison – To teach housing life skills for pre-release program.

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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>		
a) Public Housing Operating Fund	340,139	
b) Public Housing Capital Fund	404,247	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,148,107	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	557,550	
<b>4. Other income (list below)</b>		
CAP LEASES, LATE FEES	15,490	
<b>5. Non-federal sources (list below)</b>		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
INTEREST	740	
<b>Total resources</b>	4,466,273	

### **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: 30 Days
- Other: (describe)

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) Landlord reference

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

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

e.  Yes  No: Does the PHA 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?

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
- Over-housed
- Under-housed
- 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
- Veterans and veterans’ families
- 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)

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.

#### Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 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)

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) De-concentration 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 de-concentration of poverty or income mixing?

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) Income
- 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) Rental histories of participant, previous and current landlord name, phone# and address (notices, evictions, warnings or housekeeping).

### **(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)

**(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:

Medical reasons, death in family, rehabilitation of property.

**(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
- Veterans and veterans' families
- 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)

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.

4 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 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)

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) NONE

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) Child care expenses, Federally funded employment.

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)
- 95<sup>th</sup> 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) \$40.00 per month
- 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)

**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)

### **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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	203	41
Section 8 Vouchers	739	240
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)		
Rural Development	180	33

### **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

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

**Resolution 6-227 Affirmative Action Program**  
**Resolution 99-922 Communication System Policy**  
**Resolution 92-782 Conflict of Interest Code**  
**Resolution 79-417 Disposition Policy**  
**Resolution 98-892 Investment Policy**  
**Employee Injury and Illness Prevention Program**  
**Resolution 89-726 Use of Section 8 Administrative Fees**  
**Minority and Women-owned business enterprise utilization plan**  
**Equal Opportunity Clause (use in all contracts)**  
**Standard Federal Equal Employment Opportunity Contract**  
**Specifications (E.O. 11246 Contractors & Subcontractors Guide for Reporting Requirement (Dept. of Labor)**  
**Tenant Grievance Procedure**  
**Dwelling Lease and House Rules**  
**Statement of Policies governing admission and continued occupancy of low rent housing programs**  
**Resolution 96-842 Rent Collection Policy**  
**Fee Schedule for resident caused damages and maintenance service calls**  
**Resolution 83-646 Establishing rules for no drinking alcoholic beverages in designated areas**  
**Resolution 81-502 Statement of Policy of the Housing Authority for Tenant Organizations**

- (2) Section 8 Management: (list below)

**Section 8 Administrative Plan**  
**Section 8 Owner Information Packet**  
**Section 8 Applicant Briefing Packet**  
**Section 8 Moving Information Packet**

## **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.

### **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: **cao48avo1**

-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**

60Agencies 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: **ca048cvo1**
- 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.)

<b>Demolition/Disposition Activity Description</b>
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: (DD/MM/YY)
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.

<b>Designation of Public Housing Activity Description</b>	
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: (DD/MM/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.

<b>Conversion of Public Housing Activity Description</b>	
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)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved): <input type="checkbox"/> 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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
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:

- 3% down payment requirement (including at least 1% from the family's personal resources)

- Have completed an initial Section 8 lease term and an annual re-certification
- Family will be placed on the waiting list for Section 8 rental assistance if they default on the mortgage
- Not owe Housing Authority outstanding debt

**12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

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.

**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. )

<b>Services and Programs</b>				
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

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	25	35 as of 30/09/02

- 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.

### 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? **CA048-1, CA048-2**

**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? **CA048-1, CA048-2**

**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)

2. Which developments are most affected? **CA048-1, CA048-2**

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 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 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**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.

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: Discussed the Plan, however, no comments to make changes were made.

### **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: Sutter County

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)
  1. Apply for additional Section 8 vouchers
  2. Administer the Sutter County Affordable Housing Program
  3. Administer the Sutter County Housing Rehabilitation Program
  4. Administer the City of Yuba City Housing Rehabilitation Program
  5. Administer the City of Live Oak First-time Homebuyer Program
- Other: (list below)

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

**Sutter County:**

The State of California Consolidated Plan has these objectives that are consistent with the PHA Plan:

Address housing needs of low-income renter households  
Address housing needs of the homeless and other special needs groups  
Address removing impediments to Fair Housing

The State Department of Housing and Community Development (HCD) encourages Sutter County Housing Authority to submit suggestions, improvements, and additional objectives for consideration in the State Consolidated Plan updates. HCD also solicits information and feedback from housing authorities, such as public responses to the PHA Plans. This collaboration of the housing needs of Sutter County provides HCD with a means of sharing solutions to similar problems among the agencies in its jurisdiction.

#### **D. Other Information Required by HUD**

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

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

ca048dvo1

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number CA30P04850102  
FFY of Grant Approval: (04/2003)

\$404,247.00

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$ 115,080.00
3	1408 Management Improvements	14,000.00
4	1410 Administration	40,425.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	52,220.00
11	1465.1 Dwelling Equipment-Nonexpendable	103,040.00
12	1470 Non-dwelling Structures	
13	1475 Non-dwelling Equipment	40,200.00
14	1485 Demolition	
15	1490 Replacement Reserve	39,282.00
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$ 404,247.00</b>
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	\$ 51,480.00

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement**  
**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				



**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> <b>Consolidated Area Housing Authority of Sutter County</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>CA30P04850102</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2002</b>
<b>XX Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual Statement (revision no.: 2 )</b>	
<b>Performance and Evaluation Report for Period Ending:</b>		<b>Final Performance and Evaluation Report</b>			
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations	<b>115,080</b>	<b>115,080</b>		
3	1408 Management Improvements Soft Costs	<b>13,690</b>	<b>13,690</b>		
	1408 Management Improvements Hard Costs				
4	1410 Administration	<b>40,425</b>	<b>40,425</b>		
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	<b>108,964</b>	<b>108,964</b>		
8	1440 Site Acquisition				
9	1450 Site Improvement	<b>69,500</b>	<b>81,500</b>		
10	1460 Dwelling Structures	-	-		
11	1465.1 Dwelling Equipment - Nonexpendable	-	-		
12	1470 Nondwelling Structures	-	-		
13	1475 Nondwelling Equipment	<b>16,000</b>	<b>16,000</b>		
14	1485 Demolition				
15	1490 Replacement Reserve	<b>40,588</b>	<b>28,588</b>		
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Developmant Activities				
19	1502 Contingency				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <b>Consolidated Area Housing Authority of Sutter County</b>		Grant Type and Number Capital Fund Program Grant No: <b>CA30P04850102</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2002</b>	
<b>XX</b> Original Annual Statement Reserve for Disasters/Emergencies		Revised Annual Statement (revision no.: )			
Performance and Evaluation Report for Period Ending:		Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of Annual Grant: (sum of lines.....)	<b>404,247</b>	<b>404,247</b>		
	Amount of Line XX Related to LBP Activities				
	Amount of Line XX Related to Section 504 compliance				
	Amount of Line XX Related to Security - Soft Costs				
	Amount of Line XX Related to Security - Hard Costs				
	Amount of Line <b>11</b> Related to Energy Conservation Measures	-			
<b>2</b>	Collateralization Expenses or Debt Service	<b>16,200</b>	<b>15,615</b>	<b>15615</b>	

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

PHA Name: <b>Consolidated Area Housing Authority of Sutter County</b>		Grant Type and Number Capital Fund Program Grant No: <b>CA30P04850102</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
CA48-1	Upgrade Electrical		1450		79,000		
CA48-2	Architectural Services - Modernization		1430		<b>108,964</b>		
CA48-2	Repair/Replace Roofing		1460		-		
CA48-2	Replace Flooring		1460		-		
CA48-4	Resurface Parking Area		1450		-		
CA48-5	Landscape- remove/replace trees		1450		2,500		
HA-Wide	Replace Vehicle		1475		16,000		
HA-Wide	Operations - Wages & Benefits		1406		99,465		
HA-Wide	Operations - Replacement Reserve		1490		<b>28,588</b>		
HA-Wide	Debt Service CA48-1 & 4 CDBG Loans		1406		15,615		
HA-Wide	Management Improvements		1408		13,690		
HA-Wide	Administration - Wages & Benefits		1410		40,425		
<b>Total</b>					<b>404,247</b>		



**Capital Fund Program Five-Year Action Plan  
Part I: Summary**

PHA Name: <b>Consolidated Area Housing Authority of Sutter County</b>					Original 5-Year Plan Revision No:
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: <b>2001</b> PHA FY: <b>2002-2003</b>	Work Statement for Year 3 FFY Grant: <b>2002</b> PHA FY: <b>2003-2004</b>	Work Statement for Year 4 <b>FFY Grant: 2003</b> PHA FY: <b>2004-2005</b>	Work Statement for Year 5 FFY Grant: PHA FY: <b>2005-2006</b>
HA/Wide Operations	64,759	87,180	159,668	146,080	126,876
HA/Wide Management	-	12,634	13,690	14,000	14,220
HA/Wide Administration	36,398	41,780	40,425	40,420	40,420
CA48-1	-	69,600	79,000	126,380	-
CA48-2	79,480	128,975	108,964	62,337	479,710
CA48-4	169,460	-	-	-	-
CA48-5	-	85,800	2,500	102,340	-
Total CFP Funds (est.)	350,097	425,969	404,247	491,557	661,226
Total Replacement Housing Factor Funds					



HUD Public Housing Summary CA48-1,2,4,5									
Capital Fund 2002 (est \$425,970))									
<b>Actual Funding \$404,247</b>									
	CA48-1	CA48-2	CA48-4	CA48-5	Operations	Mgmt Improv	Admin	Total	
	2003-04	2003-04	2003-04	2003-04	2003-04	2003-04	2003-04	2003-04	2003-04
<b>1406 Operations</b>									
					115,080.00				115,080.00
<b>1408 Management Improvements</b>									
						13,690.00			13,690.00
<b>1410 Administration</b>									
							40,425.00		40,425.00
<b>1411 Audit</b>									
<b>1415 Liquidated Damages</b>									
<b>1430 Fees and Costs</b>		108,964.00							108,964.00
<b>1440 Site Acquisition</b>									
<b>1450 Site Improvement</b>									
Resurface Parking Areas	-	-	12,000.00	-	-	-	-	-	12,000.00
Repair concrete drainage system in back yards 48-2			-						-
Landscape-Raised planters-Sprinklers-plants				2,500.00					2,500.00
Replace Sewer Lines	55,000.00								55,000.00
<b>Total 1450</b>	55,000.00	-	12,000.00	2,500.00	-	-	-	-	69,500.00
<b>1460 Dwelling Structures</b>									
Replace Doors	-	-	-	-	-	-	-	-	-
Upgrade electrical	-	-	-	-	-	-	-	-	-
Painting-Exterior			-						-
Painting-Interior									-
Replace/repair Roofing		-							-
Install Rain Gutters and Downspouts(Summary Attached)									-
Replace Windows(Summary Attached)									-
Replace Flooring-- Carpet and tile (Summary Attached)		-	-						-
Refinish Kitchen & Bathroom Cabinets & Replace Counter tops			-						-
Replace Shower Stalls									-
<b>Total 1460</b>	-	-	-	-	-	-	-	-	-
<b>1465.1 Dwelling Equipment-Nonexpendable</b>									
Install/replace dual pack AC									-
Replace Hot Water Heaters									-
Install Mini-Blinds(Summary Attached)									-
Install Garbage Disposals									-
Replace ranges	-	-	-	-	-	-	-	-	-
Replace refrigerators	-	-	-	-	-	-	-	-	-
<b>Total 1465.1</b>	-	-	-	-	-	-	-	-	-
<b>1470 Nondwelling Structures</b>									
Install 6' security wall along Garden Highway 48-2									
Install 5' security fence between units 48-2/48-5									
Extend Community Building Shop Area 48-4									
Replace Vehicles									
<b>Total 1470</b>	-	-	-	-	-	-	-	-	-
<b>1475 Nondwelling Equipment</b>									
Replace playground Equipt									
Replace Vehicles					16,000.00				16,000.00
<b>Total 1475</b>	-	-	-	-	16,000.00	-	-	-	16,000.00
<b>1485 Demolition</b>									
<b>1490 Replacement Reserve</b>					40,588.00				40,588.00
<b>1492 Moving to Work Demonstration</b>									-
<b>1495.1 Relocation Costs</b>									-
<b>1498 Mod Used for Development</b>									-
<b>1502 Contingency</b>									-
<b>Total</b>	55,000.00	108,964.00	12,000.00	2,500.00	171,668.00	13,690.00	40,425.00		404,247.00

CA-Summary

HUD Public Housing Summary CA48-1,2,4,5							
	Projected	FY01-02	FY02-03	FY03-04			
	Cost	CAP2000	CAP2001	CAP2002R2	2004-05	2005-06	2006-07
<b>1406 Operations</b>		<b>Amend #4</b>					
	518,238.46	759.00	57,159.46	115,080.00	115,080.00	115,080.00	115,080.00
<b>1408 Management Improvements</b>							
	69,334.00	-	12,634.00	13,690.00	14,000.00	14,220.00	14,790.00
<b>1410 Administration</b>							
	238,289.00	36,084.00	41,780.00	40,425.00	40,000.00	40,000.00	40,000.00
<b>1411 Audit</b>	-						
<b>1415 Liquidated Damages</b>	-						
<b>1430 Fees and Costs</b>							
	313.78	313.78	80,200.00	108,964.00	-	-	-
<b>1440 Site Acquisition</b>	-						
<b>1450 Site Improvement</b>							
Resurface Parking Areas	58,480.00	-	7,500.00	-	-	38,980.00	-
Repair concrete 48-2/Replace garbage enclosures 48-4	89,220.00	-	-	-	-	-	-
Landscape-Raised planters-Sprinklers-plants	324,300.00	-	31,500.00	2,500.00	-	217,200.00	55,000.00
Replace Sewer Lines	79,200.00	-	35,000.00	-	-	-	-
<b>Total 1450</b>	551,200.00	-	74,000.00	2,500.00	-	256,180.00	55,000.00
<b>1460 Dwelling Structures</b>							
Replace Doors	13,850.00	-	-	-	-	8,270.00	-
Upgrade electrical	55,000.00	-	55,000.00	79,000.00	-	-	-
Painting-Exterior	95,540.00	-	-	-	22,940.00	-	72,600.00
Painting-Interior	-	-	-	-	-	-	-
Replace/repair Roofing	378,010.00	154,000.00	51,000.00	-	-	62,150.00	-
Install Rain Gutters and Downspouts(Summary Attached)	52,350.00	15,460.00	-	-	5,720.00	8,650.00	-
Replace Windows(Summary Attached)	187,080.00	-	-	-	-	-	187,080.00
Replace Flooring-- Carpet and tile (Summary Attached)	133,140.00	-	-	-	13,140.00	-	-
Refinish Kitchen & Bathroom Cabinets & Replace Counter tops	117,530.00	-	-	-	10,420.00	53,560.00	53,550.00
Replace Shower Stalls	-	-	-	-	-	-	-
<b>Total 1460</b>	1,032,500.00	169,460.00	106,000.00	79,000.00	52,220.00	132,630.00	313,230.00
<b>1465.1 Dwelling Equipment-Nonexpendable</b>							
Install/replace dual pack AC	359,940.00	-	-	-	51,480.00	201,210.00	107,250.00
ReplaceHot Water Heaters	46,200.00	-	-	-	12,550.00	27,310.00	-
Install Mini-Blinds(Summary Attached)	66,780.00	-	-	-	-	40,000.00	-
Install Garbage Disposals	31,370.00	-	-	-	6,080.00	19,360.00	300.00
Replace ranges	48,140.00	-	-	-	9,750.00	19,270.00	5,000.00
Replace refrigerators	24,150.00	-	-	-	7,220.00	9,930.00	7,000.00
<b>Total 1465.1</b>	576,580.00	-	-	-	87,080.00	317,080.00	119,550.00
<b>1470 Nondwelling Structures</b>							
Install 6' security wall along Garden Highway 48-2	35,910.00	-	-	-	-	-	35,910.00
Install 5' security fence between units 48-2/48-5	17,050.00	-	-	-	-	-	17,050.00
Extend Community Building Shop Area 48-4	-	-	-	-	-	-	-
Install 9' security fence around basketball court 48-2	9,000.00	-	9,000.00	-	-	-	-
<b>Total 1470</b>	61,960.00	-	9,000.00	-	-	-	52,960.00
<b>1475 Nondwelling Equipment</b>							
Replace playground Equipmt	70,400.00	-	-	-	24,200.00	-	46,200.00
Replace Vehicles	120,962.89	64,000.00	24,962.89	16,000.00	16,000.00	-	-
<b>Total 1475</b>	191,362.89	64,000.00	24,962.89	16,000.00	40,200.00	-	46,200.00
<b>1485 Demolition</b>	-	-	-	-	-	-	-
<b>1490 Replacement Reserve</b>	143,300.65	79,480.00	20,232.65	28,588.00	15,000.00	-	-
<b>1492 Moving to Work Demonstration</b>	-	-	-	-	-	-	-
<b>1495.1 Relocation Costs</b>	-	-	-	-	-	-	-
<b>1498 Mod Used for Development</b>	-	-	-	-	-	-	-
<b>1502 Contingency</b>	-	-	-	-	-	-	-
<b>Total</b>	<b>3,383,078.78</b>	<b>350,096.78</b>	<b>425,969.00</b>	<b>404,247.00</b>	<b>363,580.00</b>	<b>875,190.00</b>	<b>756,810.00</b>
							3,175,892.78

CA-Operations

		Projected						
		Cost	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>1406</b>	<b>Operations</b>							
		518,238.46	759.00	57,159.46	115,080.00	115,080.00	115,080.00	115,080.00
<b>1408</b>	<b>Management Improvements</b>							
<b>1410</b>	<b>Administration</b>							
<b>1411</b>	<b>Audit</b>							
<b>1415</b>	<b>Liquidated Damages</b>							
<b>1430</b>	<b>Fees and Costs</b>							
<b>1440</b>	<b>Site Acquisition</b>							
<b>1450</b>	<b>Site Improvement</b>							
	Resurface Parking Areas	-		-				
	Repair concrete drainage system in back yards 48-2							
	Landscape-Raised planters-Sprinklers-plants	-		-				
	Replace Sewer Lines							
<b>Total 1450</b>		-	-	-	-	-	-	-
<b>1460</b>	<b>Dwelling Structures</b>							
	Replace Doors							
	Upgrade electrical							
	Painting-Exterior	-		-				
	Painting-Interior							
	Replace/repair Roofing	-		-				
	Install Rain Gutters and Downspouts(Summary Attached)	-		-				
	Replace Windows(Summary Attached)	-						
	Replace Flooring-- Carpet and tile (Summary Attached)	-		-				
	Refinish Kitchen & Bathroom Cabinets & Replace Counter tops							
	Replace Shower Stalls							
<b>Total 1460</b>		-	-	-	-	-	-	-
<b>1465.1</b>	<b>Dwelling Equipment-Nonexpendable</b>							
	Install/replace dual pack AC	-				-		
	Replace Hot Water Heaters	-		-				
	Install Mini-Blinds(Summary Attached)	-		-				
	Install Garbage Disposals	-		-				
	Replace ranges	-		-				
	Replace refrigerators							
<b>Total 1465.1</b>		-	-	-	-	-	-	-
<b>1470</b>	<b>Nondwelling Structures</b>							
	Install 6' security wall along Garden Highway 48-2							
	Install 5' security fence between units 48-2							
	Extend Community Building Shop Area 48-4							
<b>Total 1470</b>		-	-	-	-	-	-	-
<b>1475</b>	<b>Nondwelling Equipment</b>							
	Replace playground Equipmt							
	Replace Vehicles	120,962.89	64,000.00	24,962.89	16,000.00	16,000.00		
<b>Total 1475</b>		120,962.89	64,000.00	24,962.89	16,000.00	16,000.00		
<b>1485</b>	<b>Demolition</b>							
<b>1490</b>	<b>Replacement Reserve</b>	63,820.65		20,232.65	28,588.00	15,000.00		
<b>1492</b>	<b>Moving to Work Demonstration</b>							
<b>1495.1</b>	<b>Relocation Costs</b>							
<b>1498</b>	<b>Mod Used for Development</b>							
<b>1502</b>	<b>Contingency</b>							
	<b>Total</b>	<b>703,022.00</b>	<b>64,759.00</b>	<b>102,355.00</b>	<b>159,668.00</b>	<b>146,080.00</b>	<b>115,080.00</b>	<b>115,080.00</b>
								703,022.00

		Projected						
		Cost	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>1406</b>	<b>Operations</b>							
<b>1408</b>	<b>Management Improvements</b>							
	Travel & Training	69,334.00	-	12,634.00	13,690.00	14,000.00	14,220.00	14,790.00
<b>1410</b>	<b>Administration</b>							
<b>1411</b>	<b>Audit</b>							
<b>1415</b>	<b>Liquidated Damages</b>							
<b>1430</b>	<b>Fees and Costs</b>							
<b>1440</b>	<b>Site Acquisition</b>							
<b>1450</b>	<b>Site Improvement</b>							
	Resurface Parking Areas	-		-				
	Repair concrete drainage system in back yards 48-2							
	Landscape-Raised planters-Sprinklers-plants	-		-				
	Replace Sewer Lines							
<b>Total 1450</b>		-	-	-	-	-	-	-
<b>1460</b>	<b>Dwelling Structures</b>							
	Replace Doors							
	Upgrade electrical							
	Painting-Exterior	-		-				
	Painting-Interior							
	Replace/repair Roofing	-		-				
	Install Rain Gutters and Downspouts(Summary Attached)	-		-				
	Replace Windows(Summary Attached)							
	Replace Flooring-- Carpet and tile (Summary Attached)	-		-				
	Refinish Kitchen & Bathroom Cabinets & Replace Counter tops							
	Replace Shower Stalls							
<b>Total 1460</b>		-	-	-	-	-	-	-
<b>1465.1</b>	<b>Dwelling Equipment-Nonexpendable</b>							
	Install/replace dual pack AC	-				-		
	Replace Hot Water Heaters	-		-				
	Install Mini-Blinds(Summary Attached)	-		-				
	Install Garbage Disposals	-		-				
	Replace ranges	-		-				
	Replace refrigerators							
<b>Total 1465.1</b>		-	-	-	-	-	-	-
<b>1470</b>	<b>Nondwelling Structures</b>							
	Install 6' security wall along Garden Highway 48-2							
	Install 5' security fence between units 48-2							
	Extend Community Building Shop Area 48-4							
<b>Total 1470</b>		-	-	-	-	-	-	-
<b>1475</b>	<b>Nondwelling Equipment</b>							
	Replace playground Equipmt							
	Replace Vehicles							
<b>Total 1475</b>		-	-	-	-	-	-	-
<b>1485</b>	<b>Demolition</b>							
<b>1490</b>	<b>Replacement Reserve</b>							
<b>1492</b>	<b>Moving to Work Demonstration</b>							
<b>1495.1</b>	<b>Relocation Costs</b>							
<b>1498</b>	<b>Mod Used for Development</b>							
<b>1502</b>	<b>Contingency</b>							
	<b>Total</b>	<b>69,334.00</b>	<b>-</b>	<b>12,634.00</b>	<b>13,690.00</b>	<b>14,000.00</b>	<b>14,220.00</b>	<b>14,790.00</b>
								69,334.00

		Projected						
		Cost	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>1406 Operations (10%)</b>								
<b>1408 Management Improvements</b>								
<b>1410 Administration (10%)</b>								
		238,289.00	36,084.00	41,780.00	40,425.00	40,000.00	40,000.00	40,000.00
<b>1411 Audit</b>								
<b>1415 Liquidated Damages</b>								
<b>1430 Fees and Costs</b>								
		313.78	313.78					
<b>1440 Site Acquisition</b>								
<b>1450 Site Improvement</b>								
	Resurface Parking Areas	-		-				
	Repair concrete drainage system in back yards 48-2							
	Landscape-Raised planters-Sprinklers-plants	-		-				
	Replace Sewer Lines							
<b>Total 1450</b>		-	-	-	-	-	-	-
<b>1460 Dwelling Structures</b>								
	Replace Doors							
	Upgrade electrical							
	Painting-Exterior	-		-				
	Painting-Interior							
	Replace/repair Roofing	-		-				
	Install Rain Gutters and Downspouts(Summary Attached)	-		-				
	Replace Windows(Summary Attached)							
	Replace Flooring-- Carpet and tile (Summary Attached)	-		-				
	Refinish Kitchen & Bathroom Cabinets & Replace Counter tops							
	Replace Shower Stalls							
<b>Total 1460</b>		-	-	-	-	-	-	-
<b>1465.1 Dwelling Equipment-Nonexpendable</b>								
	Install/replace dual pack AC	-				-		
	Replace Hot Water Heaters	-		-				
	Install Mini-Blinds(Summary Attached)	-		-				
	Install Garbage Disposals	-		-				
	Replace ranges	-		-				
	Replace refrigerators							
<b>Total 1465.1</b>		-	-	-	-	-	-	-
<b>1470 Nondwelling Structures</b>								
	Install 6' security wall along Garden Highway 48-2							
	Install 5' security fence between units 48-2							
	Extend Community Building Shop Area 48-4							
		-	-					
<b>Total 1470</b>		-	-	-	-	-	-	-
<b>1475 Nondwelling Equipment</b>								
	Replace playground Equipmt							
	Replace Vehicles	-	-	-	-	-	-	-
<b>Total 1475</b>		-	-	-	-	-	-	-
<b>1485 Demolition</b>								
<b>1490 Replacement Reserve</b>								
<b>1492 Moving to Work Demonstration</b>								
<b>1495.1 Relocation Costs</b>								
<b>1498 Mod Used for Development</b>								
<b>1502 Contingency</b>								
	<b>Total</b>	<b>238,602.78</b>	<b>36,397.78</b>	<b>41,780.00</b>	<b>40,425.00</b>	<b>40,000.00</b>	<b>40,000.00</b>	<b>40,000.00</b>
								238,602.78

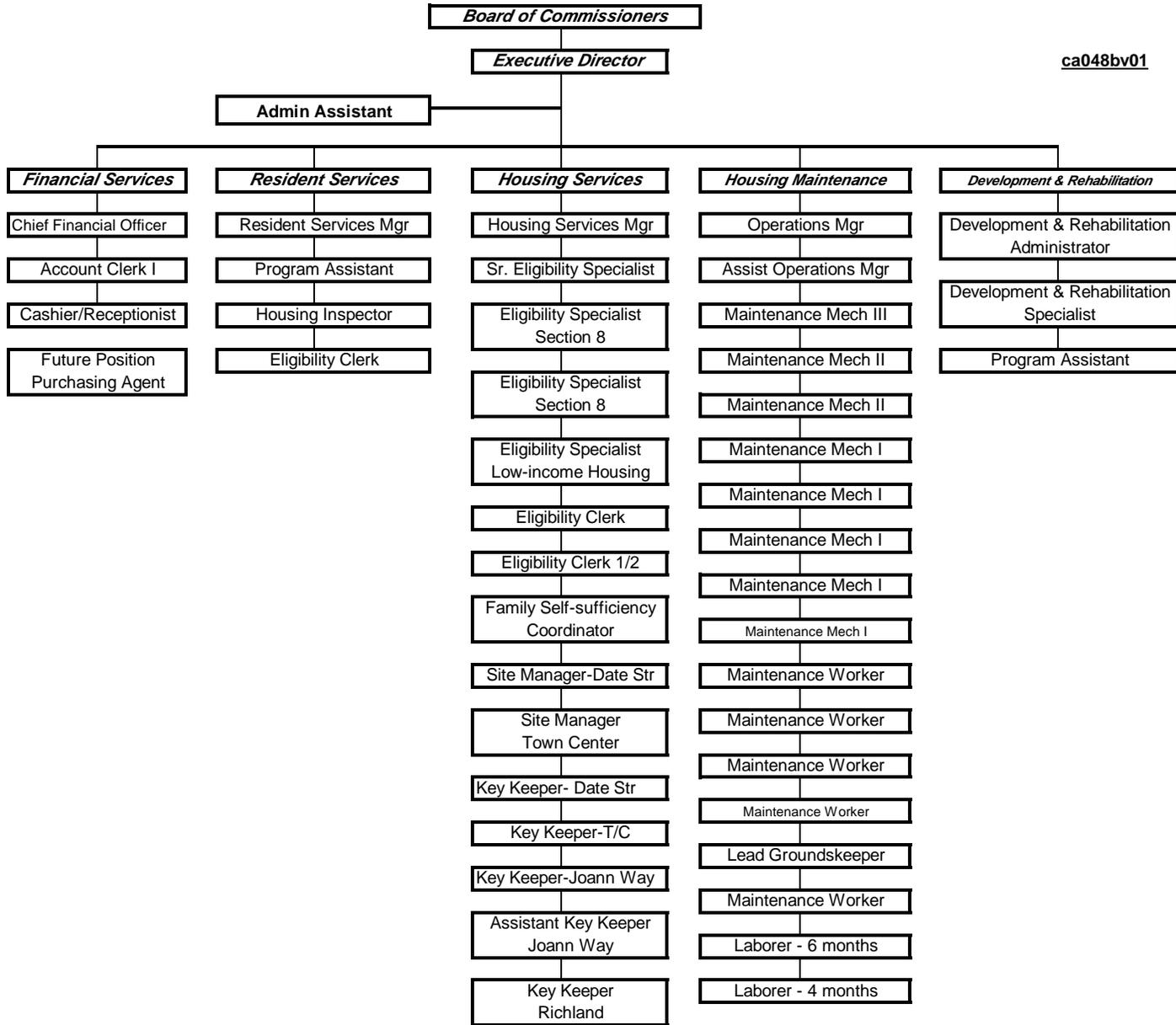
HUD Public Housing Cal 48-1 Maple Park, Live Oak							
	Projected						
	Cost	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>1406 Operations</b>							
<b>1408 Management Improvements</b>							
<b>1410 Administration</b>							
<b>1411 Audit</b>							
<b>1415 Liquidated Damages</b>							
<b>1430 Fees and Costs</b>							
<b>1440 Site Acquisition</b>							
<b>1450 Site Improvement</b>							
Resurface Parking Areas	2,160.00		-	-		2,160.00	
Repair concrete drainage system in back yards 48-2							
Landscape-Raised planters-Sprinklers-plants	26,290.00		-		-	26,290.00	
Replace Sewer Lines	55,000.00			-	-		
<b>Total 1450</b>	<b>83,450.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>28,450.00</b>	<b>-</b>
<b>1460 Dwelling Structures</b>							
Replace Doors	8,270.00			-	-	8,270.00	
Upgrade electrical	55,000.00		55,000.00	79,000.00			
Painting-Exterior (completed 2000)	-		-				
Painting-Interior (completed 2000)	-						
Replace/repair Roofing	62,150.00				-	62,150.00	
Install Rain Gutters and Downspouts(Summary Attached)	8,650.00				-	8,650.00	
Replace Windows(Summary Attached)	-						
Replace Flooring-- Carpet and tile (Summary Attached)	-		-				
Refinish Kitchen & Bathroom Cabinets & Replace Counter tops	-	-					
Replace Shower Stalls	-	-					
<b>Total 1460</b>	<b>134,070.00</b>	<b>-</b>	<b>55,000.00</b>	<b>79,000.00</b>	<b>-</b>	<b>79,070.00</b>	<b>-</b>
<b>1465.1 Dwelling Equipment-Nonexpendable</b>							
Install/replace dual pack AC (completed 2000)	-		-				
Replace Hot Water Heaters	7,000.00				-		
Install Mini-Blinds(Summary Attached)	17,220.00				-		
Install Garbage Disposals	5,780.00				5,780.00		
Replace ranges	8,270.00				-	8,270.00	
Replace refrigerators	2,930.00				-	2,930.00	
<b>Total 1465.1</b>	<b>41,200.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,780.00</b>	<b>11,200.00</b>	<b>-</b>
<b>1470 Nondwelling Structures</b>							
Install 6' security wall along Garden Highway 48-2							
Install 5' security fence between units 48-2							
Extend Community Building Shop Area 48-4							
<b>Total 1470</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>1475 Nondwelling Equipment</b>							
Replace playground Equip	24,200.00				24,200.00		
Replace Vehicles							
<b>Total 1475</b>	<b>24,200.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24,200.00</b>	<b>-</b>	<b>-</b>
<b>1485 Demolition</b>							
<b>1490 Replacement Reserve</b>							
<b>1492 Moving to Work Demonstration</b>							
<b>1495.1 Relocation Costs</b>							
<b>1498 Mod Used for Development</b>							
<b>1502 Contingency</b>							
<b>Total</b>	<b>282,920.00</b>	<b>-</b>	<b>55,000.00</b>	<b>79,000.00</b>	<b>29,980.00</b>	<b>118,720.00</b>	<b>-</b>
							282,700.00

HUD Public Housing Cal 48-2 Richland, Yuba City								
		Projected						
		Cost	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>1406</b>	<b>Operations</b>							
<b>1408</b>	<b>Management Improvements</b>							
<b>1410</b>	<b>Administration</b>							
<b>1411</b>	<b>Audit</b>							
<b>1415</b>	<b>Liquidated Damages</b>							
<b>1430</b>	<b>Fees and Costs</b>			80,200.00	108,964.00			
<b>1440</b>	<b>Site Acquisition</b>							
<b>1450</b>	<b>Site Improvement</b>							
	Resurface Parking Areas	36,820.00		-			36,820.00	-
	Repair sidewalks/ drainage system in back yards 48-2	49,220.00		-	-	-		
	Landscape-Irrigation system/backflow valves	219,910.00		29,000.00			190,910.00	-
	Replace Sewer Lines							
<b>Total 1450</b>		305,950.00	-	29,000.00	-	-	227,730.00	-
<b>1460</b>	<b>Dwelling Structures</b>							
	Replace Doors	5,580.00				-		
	Upgrade electrical	-	-					
	Painting-Exterior	72,600.00			-			72,600.00
	Painting-Interior							
	Replace/repair Roofing	111,000.00		-	-			
	Install Rain Gutters and Downspouts(Summary Attached)	22,520.00		-				
	Replace Windows(Summary Attached)	187,080.00				-		187,080.00
	Replace Flooring-- Carpet and tile (Summary Attached)	120,000.00		-	-	-		
	Refinish Kitchen & Bathroom Cabinets & Replace Counter tops	107,110.00		-	-	-	53,560.00	53,550.00
	Replace Shower Stalls	-		-				
<b>Total 1460</b>		625,890.00	-	-	-	-	53,560.00	313,230.00
<b>1465.1</b>	<b>Dwelling Equipment-Nonexpendable</b>							
	Install/replace dual pack AC	201,210.00					201,210.00	
	Replace Hot Water Heaters	20,810.00					20,810.00	-
	Install Mini-Blinds(Summary Attached)	40,000.00		-			40,000.00	-
	Install Garbage Disposals	19,060.00					19,060.00	-
	Replace ranges	20,000.00		-	-	-	5,000.00	5,000.00
	Replace refrigerators	14,000.00			-		7,000.00	7,000.00
<b>Total 1465.1</b>		315,080.00	-	-	-	-	293,080.00	12,000.00
<b>1470</b>	<b>Nondwelling Structures</b>							
	Install 6' security wall along Garden Highway 48-2	35,910.00						35,910.00
	Install 5' security fence between units 48-2	17,050.00						17,050.00
	Extend Community Building Shop Area 48-4							
	Install 9' security fence around basketball court 48-2	9,000.00		9,000.00				
<b>Total 1470</b>		61,960.00	-	9,000.00	-	-	-	52,960.00
<b>1475</b>	<b>Nondwelling Equipment</b>							
	Replace playground Equipmt	46,200.00						46,200.00
	Replace Vehicles							
<b>Total 1475</b>		46,200.00	-	-	-	-	-	46,200.00
<b>1485</b>	<b>Demolition</b>							
<b>1490</b>	<b>Replacement Reserve</b>	79,480.00	79,480.00	-				
<b>1492</b>	<b>Moving to Work Demonstration</b>							
<b>1495.1</b>	<b>Relocation Costs</b>							
<b>1498</b>	<b>Mod Used for Development</b>							
<b>1502</b>	<b>Contingency</b>							
	<b>Total</b>	<b>1,434,560.00</b>	<b>79,480.00</b>	<b>118,200.00</b>	<b>108,964.00</b>	<b>-</b>	<b>574,370.00</b>	<b>424,390.00</b>
								1,305,404.00

HUD Public Housing Cal 48-4 Date Stree, Live Oak							
	Projected						
	Cost	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>1406 Operations</b>							
<b>1408 Management Improvements</b>							
<b>1410 Administration</b>							
<b>1411 Audit</b>							
<b>1415 Liquidated Damages</b>							
<b>1430 Fees and Costs</b>							
<b>1440 Site Acquisition</b>							
<b>1450 Site Improvement</b>							
Resurface Parking Areas	12,000.00			-			
Repair concrete 48-2/Replace garbage enclosures 48-4	40,000.00		-				
Landscape-Raised planters-Sprinklers-plants	55,000.00						55,000.00
Replace Sewer Lines							
<b>Total 1450</b>	<b>107,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>55,000.00</b>
<b>1460 Dwelling Structures</b>							
Replace Doors							
Upgrade electrical							
Painting-Exterior	15,130.00		-	-	15,130.00		
Painting-Interior	-						
Replace/repair Roofing	154,000.00	154,000.00	-				
Install Rain Gutters and Downspouts(Summary Attached)	15,460.00	15,460.00	-				
Replace Windows(Summary Attached)							
Replace Flooring-- Carpet and tile (Summary Attached)	9,500.00				9,500.00		
Refinish Kitchen & Bathroom Cabinets & Replace Counter tops	10,420.00				10,420.00		
Replace Shower Stalls							
<b>Total 1460</b>	<b>204,510.00</b>	<b>169,460.00</b>	<b>-</b>	<b>-</b>	<b>35,050.00</b>	<b>-</b>	<b>-</b>
<b>1465.1 Dwelling Equipment-Nonexpendable</b>							
Install/replace dual pack AC	107,250.00		-	-	-		107,250.00
Replace Hot Water Heaters	12,340.00		-	-	6,500.00	6,500.00	
Install Mini-Blinds(Summary Attached)	-		-		-		
Install Garbage Disposals	5,030.00						
Replace ranges	16,120.00				6,000.00	6,000.00	
Replace refrigerators	1,220.00				1,220.00		
<b>Total 1465.1</b>	<b>141,960.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,720.00</b>	<b>12,500.00</b>	<b>107,250.00</b>
<b>1470 Nondwelling Structures</b>							
Install 6' security wall along Garden Highway 48-2							
Install 5' security fence between units 48-2							
Extend Community Building Shop Area 48-4							
<b>Total 1470</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>1475 Nondwelling Equipment</b>							
Replace playground Equipmt							
Replace Vehicles							
<b>Total 1475</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>1485 Demolition</b>							
<b>1490 Replacement Reserve</b>							
<b>1492 Moving to Work Demonstration</b>							
<b>1495.1 Relocation Costs</b>							
<b>1498 Mod Used for Development</b>							
<b>1502 Contingency</b>							
<b>Total</b>	<b>453,470.00</b>	<b>169,460.00</b>	<b>-</b>	<b>-</b>	<b>48,770.00</b>	<b>12,500.00</b>	<b>162,250.00</b>
							<b>392,980.00</b>

HUD Public Housing Cal 48-5 Joann Way, Yuba City								
		Projected						
		Cost	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>1406</b>	<b>Operations</b>							
<b>1408</b>	<b>Management Improvements</b>							
<b>1410</b>	<b>Administration</b>							
<b>1411</b>	<b>Audit</b>							
<b>1415</b>	<b>Liquidated Damages</b>							
<b>1430</b>	<b>Fees and Costs</b>							
<b>1440</b>	<b>Site Acquisition</b>							
<b>1450</b>	<b>Site Improvement</b>							
	Resurface Parking Areas	7,500.00		7,500.00				
	Repair concrete drainage system in back yards 48-2							
	Landscape-Raised planters-Sprinklers-plants	23,100.00		2,500.00	2,500.00	-		
	Replace Sewer Lines48-1/fence48-5	24,200.00		35,000.00				
<b>Total 1450</b>		54,800.00	-	45,000.00	2,500.00	-	-	-
<b>1460</b>	<b>Dwelling Structures</b>							
	Replace Doors							
	Upgrade electrical							
	Painting-Exterior	7,810.00		-		7,810.00		
	Painting-Interior							
	Replace/repair Roofing	50,860.00		51,000.00	-	-		
	Install Rain Gutters and Downspouts(Summary Attached)	5,720.00		-		5,720.00		
	Replace Windows(Summary Attached)							
	Replace Flooring-- Carpet and tile (Summary Attached)	3,640.00		-		3,640.00		
	Refinish Kitchen & Bathroom Cabinets & Replace Counter tops							
	Replace Shower Stalls							
<b>Total 1460</b>		68,030.00	-	51,000.00	-	17,170.00	-	-
<b>1465.1</b>	<b>Dwelling Equipment-Nonexpendable</b>							
	Install/replace dual pack AC	51,480.00				51,480.00		
	ReplaceHot Water Heaters	6,050.00		-		6,050.00		
	Install Mini-Blinds(Summary Attached)	9,560.00		-		-		
	Install Garbage Disposals	1,500.00		-		300.00	300.00	300.00
	Replace ranges	3,750.00		-		3,750.00		
	Replace refrigerators	6,000.00				6,000.00		
<b>Total 1465.1</b>		78,340.00	-	-	-	67,580.00	300.00	300.00
<b>1470</b>	<b>Nondwelling Structures</b>							
	Install 6' security wall along Garden Highway 48-2							
	Install 5' security fence between units 48-2/48-5	-		-				
	Extend Community Building Shop Area 48-4							
<b>Total 1470</b>		-	-	-	-	-	-	-
<b>1475</b>	<b>Nondwelling Equipment</b>							
	Replace playground Equipt							
	Replace Vehicles							
<b>Total 1475</b>		-	-	-	-	-	-	-
<b>1485</b>	<b>Demolition</b>							
<b>1490</b>	<b>Replacement Reserve</b>							
<b>1492</b>	<b>Moving to Work Demonstration</b>							
<b>1495.1</b>	<b>Relocation Costs</b>							
<b>1498</b>	<b>Mod Used for Development</b>							
<b>1502</b>	<b>Contingency</b>							
	<b>Total</b>	<b>201,170.00</b>	<b>-</b>	<b>96,000.00</b>	<b>2,500.00</b>	<b>84,750.00</b>	<b>300.00</b>	<b>300.00</b>
								183,850.00

**CONSOLIDATED AREA HOUSING AUTHORITY OF SUTTER COUNTY**  
Organizational Chart



**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> <b>Consolidated Area Housing Authority of Sutter County</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2003</b>
<b>XX Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual Statement (revision no.: )</b>	
<b>Performance and Evaluation Report for Period Ending:</b>		<b>Final Performance and Evaluation Report</b>			
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations	115,080			
3	1408 Management Improvements Soft Costs	14,000			
	1408 Management Improvements Hard Costs				
4	1410 Administration	40,425			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	-			
10	1460 Dwelling Structures	52,220			
11	1465.1 Dwelling Equipment - Nonexpendable	103,040			
12	1470 Nondwelling Structures	-			
13	1475 Nondwelling Equipment	40,200			
14	1485 Demolition				
15	1490 Replacement Reserve	39,282			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Developmant Activities				
19	1502 Contingency				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <b>Consolidated Area Housing Authority of Sutter County</b>		Grant Type and Number Capital Fund Program Grant No: <b>CA30P04850103</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2003</b>	
<b>XX</b> Original Annual Statement Reserve for Disasters/Emergencies		Revised Annual Statement (revision no.: )			
Performance and Evaluation Report for Period Ending:		Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of Annual Grant: (sum of lines.....)	<b>404,247</b>			
	Amount of Line XX Related to LBP Activities				
	Amount of Line XX Related to Section 504 compliance				
	Amount of Line XX Related to Security - Soft Costs				
	Amount of Line XX Related to Security - Hard Costs				
	Amount of Line <b>11</b> Related to Energy Conservation Measures	<b>51,480</b>			
	Collateralization Expenses or Debt Service	<b>15,615</b>			

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

PHA Name: <b>Consolidated Area Housing Authority of Sutter County</b>		Grant Type and Number Capital Fund Program Grant No: <b>CA30P04850103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
CA48-1	Install garbage disposals		1465.1		5,780		
CA48-1	Replace Playground Equipt		1475		24,200		
CA48-4	Exterior Painting		1460		15,130		
CA48-4	Replace Flooring		1460		9,500		
CA48-4	Refinish Kit & Bath Cabinets-Rep Countr Tops		1460		10,420		
CA48-4	Replace Water Heaters		1465.1		12,340		
CA48-4	Replace Refrigerators		1465.1		1,220		
CA48-4	Replace Ranges		1465.1		16,120		
CA48-5	Install Rain Gutters		1460		5,720		
CA48-5	Exterior Painting		1460		7,810		
CA48-5	Repair/Replace Flooring		1460		3,640		
CA48-5	Install/replace AC dual pack		1465.1		51,480		
CA48-5	Replace Water Heaters		1465.1		6,050		
CA48-5	Replace Garbage Disposals		1465.1		300		
CA48-5	Replace Ranges		1465.1		3,750		
CA48-5	Replace Refrigerators		1465.1		6,000		
HA-Wide	Replace Vehicle		1475		16,000		
HA-Wide	Operations - Wages & Benefits		1406		99,465		
HA-Wide	Operations - Replacement Reserve		1490		39,282		
HA-Wide	Debt Service CA48-1 & 4 CDBG Loans		1406		15,615		
HA-Wide	Management Improvements		1408		14,000		
HA-Wide	Administration - Wages & Benefits		1410		40,425		
Total					404,247		



**Capital Fund Program Five-Year Action Plan  
Part I: Summary**

PHA Name: <b>Consolidated Area Housing Authority of Sutter County</b>					Original 5-Year Plan Revision No:
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: <b>2001</b> PHA FY: <b>2002-2003</b>	Work Statement for Year 3 FFY Grant: <b>2002</b> PHA FY: <b>2003-2004</b>	Work Statement for Year 4 FFY Grant: PHA FY: <b>2004-2005</b>	Work Statement for Year 5 FFY Grant: PHA FY: <b>2005-2006</b>
HA/Wide Operations	64,759	102,355	171,668	170,362	115,080
HA/Wide Management	-	12,634	13,690	14,000	14,220
HA/Wide Administration	36,398	41,780	40,425	40,425	40,000
CA48-1	-	55,000	55,000	29,980	118,720
CA48-2	79,480	118,200	108,964	-	293,080
CA48-4	169,460	-	12,000	64,730	-
CA48-5	-	96,000	2,500	84,750	300
Total CFP Funds (est.)	350,097	425,969	404,247	404,247	581,400
Total Replacement Housing Factor Funds					



CA-Summary

HUD Public Housing Summary CA48-1,2,4,5							
	Projected	FY01-02	FY02-03	FY03-04	FY04-05		
	Cost	CAP2000	CAP2001	CAP2002	CAP2003	2005-06	2006-07
		Amend #4					
<b>1406 Operations</b>	518,238.46	759.00	57,159.46	115,080.00	115,080.00	115,080.00	115,080.00
<b>1408 Management Improvements</b>	69,334.00	-	12,634.00	13,690.00	14,000.00	14,220.00	14,790.00
<b>1410 Administration</b>	238,714.00	36,084.00	41,780.00	40,425.00	40,425.00	40,000.00	40,000.00
<b>1411 Audit</b>	-	-	-	-	-	-	-
<b>1415 Liquidated Damages</b>	-	-	-	-	-	-	-
<b>1430 Fees and Costs</b>	313.78	313.78	80,200.00	108,964.00	-	-	-
<b>1440 Site Acquisition</b>	-	-	-	-	-	-	-
<b>1450 Site Improvement</b>							
Resurface Parking Areas	58,480.00	-	7,500.00	12,000.00	-	38,980.00	-
Repair concrete 48-2/Replace garbage enclosures 48-4	89,220.00	-	-	-	-	-	-
Landscape-Raised planters-Sprinklers-plants	324,300.00	-	31,500.00	2,500.00	-	217,200.00	55,000.00
Replace Sewer Lines	79,200.00	-	35,000.00	55,000.00	-	-	-
<b>Total 1450</b>	551,200.00	-	74,000.00	69,500.00	-	256,180.00	55,000.00
<b>1460 Dwelling Structures</b>							
Replace Doors	13,850.00	-	-	-	-	8,270.00	-
Upgrade electrical	55,000.00	-	55,000.00	-	-	-	-
Painting-Exterior	95,540.00	-	-	-	22,940.00	-	72,600.00
Painting-Interior	-	-	-	-	-	-	-
Replace/repair Roofing	378,010.00	154,000.00	51,000.00	-	-	62,150.00	-
Install Rain Gutters and Downspouts(Summary Attached)	52,350.00	15,460.00	-	-	5,720.00	8,650.00	-
Replace Windows(Summary Attached)	187,080.00	-	-	-	-	-	187,080.00
Replace Flooring-- Carpet and tile (Summary Attached)	133,140.00	-	-	-	13,140.00	-	-
Refinish Kitchen & Bathroom Cabinets & Replace Counter	117,530.00	-	-	-	10,420.00	53,560.00	53,550.00
Replace Shower Stalls	-	-	-	-	-	-	-
<b>Total 1460</b>	1,032,500.00	169,460.00	106,000.00	-	52,220.00	132,630.00	313,230.00
<b>1465.1 Dwelling Equipment-Nonexpendable</b>							
Install/replace dual pack AC	359,940.00	-	-	-	51,480.00	201,210.00	107,250.00
ReplaceHot Water Heaters	46,200.00	-	-	-	18,390.00	20,810.00	-
Install Mini-Blinds(Summary Attached)	66,780.00	-	-	-	-	40,000.00	-
Install Garbage Disposals	31,370.00	-	-	-	6,080.00	19,360.00	300.00
Replace ranges	48,140.00	-	-	-	19,870.00	13,270.00	5,000.00
Replace refrigerators	24,150.00	-	-	-	7,220.00	9,930.00	7,000.00
<b>Total 1465.1</b>	576,580.00	-	-	-	103,040.00	304,580.00	119,550.00
<b>1470 Nondwelling Structures</b>							
Install 6' security wall along Garden Highway 48-2	35,910.00	-	-	-	-	-	35,910.00
Install 5' security fence between units 48-2/48-5	17,050.00	-	-	-	-	-	17,050.00
Extend Community Building Shop Area 48-4	-	-	-	-	-	-	-
Install 9' security fence around basketball court 48-2	9,000.00	-	9,000.00	-	-	-	-
<b>Total 1470</b>	61,960.00	-	9,000.00	-	-	-	52,960.00
<b>1475 Nondwelling Equipment</b>							
Replace playground Equip	70,400.00	-	-	-	24,200.00	-	46,200.00
Replace Vehicles	120,962.89	64,000.00	24,962.89	16,000.00	16,000.00	-	-
<b>Total 1475</b>	191,362.89	64,000.00	24,962.89	16,000.00	40,200.00	-	46,200.00
<b>1485 Demolition</b>	-	-	-	-	-	-	-
<b>1490 Replacement Reserve</b>	179,582.65	79,480.00	20,232.65	40,588.00	39,282.00	-	-
<b>1492 Moving to Work Demonstration</b>	-	-	-	-	-	-	-
<b>1495.1 Relocation Costs</b>	-	-	-	-	-	-	-
<b>1498 Mod Used for Development</b>	-	-	-	-	-	-	-
<b>1502 Contingency</b>	-	-	-	-	-	-	-
<b>Total</b>	<b>3,419,785.78</b>	<b>350,096.78</b>	<b>425,969.00</b>	<b>404,247.00</b>	<b>404,247.00</b>	<b>862,690.00</b>	<b>756,810.00</b>
							3,204,059.78

CA-Operations

		Projected						
		Cost	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>1406</b>	<b>Operations</b>							
		518,238.46	759.00	57,159.46	115,080.00	115,080.00	115,080.00	115,080.00
<b>1408</b>	<b>Management Improvements</b>							
<b>1410</b>	<b>Administration</b>							
<b>1411</b>	<b>Audit</b>							
<b>1415</b>	<b>Liquidated Damages</b>							
<b>1430</b>	<b>Fees and Costs</b>							
<b>1440</b>	<b>Site Acquisition</b>							
<b>1450</b>	<b>Site Improvement</b>							
	Resurface Parking Areas	-		-				
	Repair concrete drainage system in back yards 48-2							
	Landscape-Raised planters-Sprinklers-plants	-		-				
	Replace Sewer Lines							
<b>Total 1450</b>		-	-	-	-	-	-	-
<b>1460</b>	<b>Dwelling Structures</b>							
	Replace Doors							
	Upgrade electrical							
	Painting-Exterior	-		-				
	Painting-Interior							
	Replace/repair Roofing	-		-				
	Install Rain Gutters and Downspouts(Summary Attached)	-		-				
	Replace Windows(Summary Attached)	-						
	Replace Flooring-- Carpet and tile (Summary Attached)	-		-				
	Refinish Kitchen & Bathroom Cabinets & Replace Counter tops							
	Replace Shower Stalls							
<b>Total 1460</b>		-	-	-	-	-	-	-
<b>1465.1</b>	<b>Dwelling Equipment-Nonexpendable</b>							
	Install/replace dual pack AC	-				-		
	Replace Hot Water Heaters	-		-				
	Install Mini-Blinds(Summary Attached)	-		-				
	Install Garbage Disposals	-		-				
	Replace ranges	-		-				
	Replace refrigerators							
<b>Total 1465.1</b>		-	-	-	-	-	-	-
<b>1470</b>	<b>Nondwelling Structures</b>							
	Install 6' security wall along Garden Highway 48-2							
	Install 5' security fence between units 48-2							
	Extend Community Building Shop Area 48-4							
<b>Total 1470</b>		-	-	-	-	-	-	-
<b>1475</b>	<b>Nondwelling Equipment</b>							
	Replace playground Equipmt							
	Replace Vehicles	120,962.89	64,000.00	24,962.89	16,000.00	16,000.00		
<b>Total 1475</b>		120,962.89	64,000.00	24,962.89	16,000.00	16,000.00	-	-
<b>1485</b>	<b>Demolition</b>							
<b>1490</b>	<b>Replacement Reserve</b>	100,102.65		20,232.65	40,588.00	39,282.00	-	-
<b>1492</b>	<b>Moving to Work Demonstration</b>							
<b>1495.1</b>	<b>Relocation Costs</b>							
<b>1498</b>	<b>Mod Used for Development</b>							
<b>1502</b>	<b>Contingency</b>							
	<b>Total</b>	<b>739,304.00</b>	<b>64,759.00</b>	<b>102,355.00</b>	<b>171,668.00</b>	<b>170,362.00</b>	<b>115,080.00</b>	<b>115,080.00</b>
								739,304.00

CAP Operations-Detail

<b>CAP 2003 Grant No. CA30P04850103</b>	
<b>Housing Authority Fiscal Year 2004-05</b>	
<b>1406</b>	
<b>Operations:</b>	
<b>CDBG Loan Payments - Live Oak</b>	<b>15,615.00</b>
<b>Salaries:</b>	
Administrative: (direct)	
Dev & Rehab Admin	26,670.00
Dev & Rehab Speciali	21,390.00
Program Assistant	19,962.00
<b>Total Admin Wages</b>	<b>68,022.00</b>
Maintenance:	
Operations Mgr	6,174.00
Asst Opr Mgr	2,316.00
<b>Total Maint Wages</b>	<b>8,490.00</b>
<b>Employee Benefits:</b>	
Administrative: (direct)	20,406.00
Maintenance:	2,547.00
<b>Total Employee Benefits</b>	<b>22,953.00</b>
<b>Total Operations</b>	<b>115,080.00</b>

1408

**Management Improvements Soft Costs**                      **14,000.00**  
 These funds are for Travel & Training expenses

		Projected						
		Cost	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>1406</b>	<b>Operations</b>							
<b>1408</b>	<b>Management Improvements</b>							
	Travel & Training	69,334.00	-	12,634.00	13,690.00	14,000.00	14,220.00	14,790.00
<b>1410</b>	<b>Administration</b>							
<b>1411</b>	<b>Audit</b>							
<b>1415</b>	<b>Liquidated Damages</b>							
<b>1430</b>	<b>Fees and Costs</b>							
<b>1440</b>	<b>Site Acquisition</b>							
<b>1450</b>	<b>Site Improvement</b>							
	Resurface Parking Areas	-		-				
	Repair concrete drainage system in back yards 48-2							
	Landscape-Raised planters-Sprinklers-plants	-		-				
	Replace Sewer Lines							
<b>Total 1450</b>		-	-	-	-	-	-	-
<b>1460</b>	<b>Dwelling Structures</b>							
	Replace Doors							
	Upgrade electrical							
	Painting-Exterior	-		-				
	Painting-Interior							
	Replace/repair Roofing	-		-				
	Install Rain Gutters and Downspouts(Summary Attached)	-		-				
	Replace Windows(Summary Attached)							
	Replace Flooring-- Carpet and tile (Summary Attached)	-		-				
	Refinish Kitchen & Bathroom Cabinets & Replace Counter tops							
	Replace Shower Stalls							
<b>Total 1460</b>		-	-	-	-	-	-	-
<b>1465.1</b>	<b>Dwelling Equipment-Nonexpendable</b>							
	Install/replace dual pack AC	-				-		
	Replace Hot Water Heaters	-		-				
	Install Mini-Blinds(Summary Attached)	-		-				
	Install Garbage Disposals	-		-				
	Replace ranges	-		-				
	Replace refrigerators							
<b>Total 1465.1</b>		-	-	-	-	-	-	-
<b>1470</b>	<b>Nondwelling Structures</b>							
	Install 6' security wall along Garden Highway 48-2							
	Install 5' security fence between units 48-2							
	Extend Community Building Shop Area 48-4							
<b>Total 1470</b>		-	-	-	-	-	-	-
<b>1475</b>	<b>Nondwelling Equipment</b>							
	Replace playground Equipmt							
	Replace Vehicles							
<b>Total 1475</b>		-	-	-	-	-	-	-
<b>1485</b>	<b>Demolition</b>							
<b>1490</b>	<b>Replacement Reserve</b>							
<b>1492</b>	<b>Moving to Work Demonstration</b>							
<b>1495.1</b>	<b>Relocation Costs</b>							
<b>1498</b>	<b>Mod Used for Development</b>							
<b>1502</b>	<b>Contingency</b>							
	<b>Total</b>	<b>69,334.00</b>	<b>-</b>	<b>12,634.00</b>	<b>13,690.00</b>	<b>14,000.00</b>	<b>14,220.00</b>	<b>14,790.00</b>
								69,334.00

		Projected						
		Cost	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>1406</b>	<b>Operations (10%)</b>							
<b>1408</b>	<b>Management Improvements</b>							
<b>1410</b>	<b>Administration (10%)</b>							
		238,714.00	36,084.00	41,780.00	40,425.00	40,425.00	40,000.00	40,000.00
<b>1411</b>	<b>Audit</b>							
<b>1415</b>	<b>Liquidated Damages</b>							
<b>1430</b>	<b>Fees and Costs</b>							
		313.78	313.78					
<b>1440</b>	<b>Site Acquisition</b>							
<b>1450</b>	<b>Site Improvement</b>							
	Resurface Parking Areas	-		-				
	Repair concrete drainage system in back yards 48-2							
	Landscape-Raised planters-Sprinklers-plants	-		-				
	Replace Sewer Lines							
<b>Total 1450</b>		-	-	-	-	-	-	-
<b>1460</b>	<b>Dwelling Structures</b>							
	Replace Doors							
	Upgrade electrical							
	Painting-Exterior	-		-				
	Painting-Interior							
	Replace/repair Roofing	-		-				
	Install Rain Gutters and Downspouts(Summary Attached)	-		-				
	Replace Windows(Summary Attached)							
	Replace Flooring-- Carpet and tile (Summary Attached)	-		-				
	Refinish Kitchen & Bathroom Cabinets & Replace Counter tops							
	Replace Shower Stalls							
<b>Total 1460</b>		-	-	-	-	-	-	-
<b>1465.1</b>	<b>Dwelling Equipment-Nonexpendable</b>							
	Install/replace dual pack AC	-		-				
	Replace Hot Water Heaters	-		-				
	Install Mini-Blinds(Summary Attached)	-		-				
	Install Garbage Disposals	-		-				
	Replace ranges	-		-				
	Replace refrigerators							
<b>Total 1465.1</b>		-	-	-	-	-	-	-
<b>1470</b>	<b>Nondwelling Structures</b>							
	Install 6' security wall along Garden Highway 48-2							
	Install 5' security fence between units 48-2							
	Extend Community Building Shop Area 48-4							
		-	-					
<b>Total 1470</b>		-	-	-	-	-	-	-
<b>1475</b>	<b>Nondwelling Equipment</b>							
	Replace playground Equipmt							
	Replace Vehicles	-	-	-	-	-	-	-
<b>Total 1475</b>		-	-	-	-	-	-	-
<b>1485</b>	<b>Demolition</b>							
<b>1490</b>	<b>Replacement Reserve</b>							
<b>1492</b>	<b>Moving to Work Demonstration</b>							
<b>1495.1</b>	<b>Relocation Costs</b>							
<b>1498</b>	<b>Mod Used for Development</b>							
<b>1502</b>	<b>Contingency</b>							
	<b>Total</b>	<b>239,027.78</b>	<b>36,397.78</b>	<b>41,780.00</b>	<b>40,425.00</b>	<b>40,425.00</b>	<b>40,000.00</b>	<b>40,000.00</b>
								239,027.78

CAP Administration-Detail

<b>CAP 2003 Grant No. CA30P04850103</b>	
<b>Housing Authority Fiscal Year 2004-05</b>	
<b>1410</b>	
<b>Administration:</b>	
<b>Salaries:</b>	
Administrative:	
Executive Director	14,530.00
Administrative Asst	5,950.00
Gen Services Mgr	10,620.00
<b>Total Admin Wages</b>	<b>31,100.00</b>
<b>Employee Benefits:</b>	
Administrative:	9,325.00
<b>Total Employee Benefits</b>	<b>9,325.00</b>
<b>Total Admin:</b>	<b>40,425.00</b>

HUD Public Housing Cal 48-1 Maple Park, Live Oak							
	Projected						
	Cost	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>1406 Operations</b>							
<b>1408 Management Improvements</b>							
<b>1410 Administration</b>							
<b>1411 Audit</b>							
<b>1415 Liquidated Damages</b>							
<b>1430 Fees and Costs</b>							
<b>1440 Site Acquisition</b>							
<b>1450 Site Improvement</b>							
Resurface Parking Areas	2,160.00		-	-		2,160.00	
Repair concrete drainage system in back yards 48-2							
Landscape-Raised planters-Sprinklers-plants	26,290.00		-		-	26,290.00	
Replace Sewer Lines	55,000.00			55,000.00			
<b>Total 1450</b>	<b>83,450.00</b>	<b>-</b>	<b>-</b>	<b>55,000.00</b>	<b>-</b>	<b>28,450.00</b>	<b>-</b>
<b>1460 Dwelling Structures</b>							
Replace Doors	8,270.00					8,270.00	
Upgrade electrical	55,000.00		55,000.00				
Painting-Exterior (completed 2000)	-		-				
Painting-Interior (completed 2000)	-						
Replace/repair Roofing	62,150.00					62,150.00	
Install Rain Gutters and Downspouts(Summary Attached)	8,650.00					8,650.00	
Replace Windows(Summary Attached)	-						
Replace Flooring-- Carpet and tile (Summary Attached)	-		-				
Refinish Kitchen & Bathroom Cabinets & Replace Counter tops	-	-					
Replace Shower Stalls	-	-					
<b>Total 1460</b>	<b>134,070.00</b>	<b>-</b>	<b>55,000.00</b>	<b>-</b>	<b>-</b>	<b>79,070.00</b>	<b>-</b>
<b>1465.1 Dwelling Equipment-Nonexpendable</b>							
Install/replace dual pack AC (completed 2000)	-		-				
Replace Hot Water Heaters	7,000.00						
Install Mini-Blinds(Summary Attached)	17,220.00						
Install Garbage Disposals	5,780.00				5,780.00		
Replace ranges	8,270.00					8,270.00	
Replace refrigerators	2,930.00					2,930.00	
<b>Total 1465.1</b>	<b>41,200.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,780.00</b>	<b>11,200.00</b>	<b>-</b>
<b>1470 Nondwelling Structures</b>							
Install 6' security wall along Garden Highway 48-2							
Install 5' security fence between units 48-2							
Extend Community Building Shop Area 48-4							
<b>Total 1470</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>1475 Nondwelling Equipment</b>							
Replace playground Equip	24,200.00				24,200.00		
Replace Vehicles							
<b>Total 1475</b>	<b>24,200.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24,200.00</b>	<b>-</b>	<b>-</b>
<b>1485 Demolition</b>							
<b>1490 Replacement Reserve</b>							
<b>1492 Moving to Work Demonstration</b>							
<b>1495.1 Relocation Costs</b>							
<b>1498 Mod Used for Development</b>							
<b>1502 Contingency</b>							
<b>Total</b>	<b>282,920.00</b>	<b>-</b>	<b>55,000.00</b>	<b>55,000.00</b>	<b>29,980.00</b>	<b>118,720.00</b>	<b>-</b>
							258,700.00

HUD Public Housing Cal 48-2 Richland, Yuba City								
		Projected						
		Cost	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>1406</b>	<b>Operations</b>							
<b>1408</b>	<b>Management Improvements</b>							
<b>1410</b>	<b>Administration</b>							
<b>1411</b>	<b>Audit</b>							
<b>1415</b>	<b>Liquidated Damages</b>							
<b>1430</b>	<b>Fees and Costs</b>			80,200.00	108,964.00			
<b>1440</b>	<b>Site Acquisition</b>							
<b>1450</b>	<b>Site Improvement</b>							
	Resurface Parking Areas	36,820.00		-			36,820.00	-
	Repair sidewalks/ drainage system in back yards 48-2	49,220.00		-	-	-		
	Landscape-Irrigation system/backflow valves	219,910.00		29,000.00			190,910.00	-
	Replace Sewer Lines							
<b>Total 1450</b>		305,950.00	-	29,000.00	-	-	227,730.00	-
<b>1460</b>	<b>Dwelling Structures</b>							
	Replace Doors	5,580.00				-		
	Upgrade electrical	-	-					
	Painting-Exterior	72,600.00			-			72,600.00
	Painting-Interior							
	Replace/repair Roofing	111,000.00		-	-			
	Install Rain Gutters and Downspouts(Summary Attached)	22,520.00		-		-		
	Replace Windows(Summary Attached)	187,080.00				-		187,080.00
	Replace Flooring-- Carpet and tile (Summary Attached)	120,000.00		-	-	-		
	Refinish Kitchen & Bathroom Cabinets & Replace Counter tops	107,110.00		-	-	-	53,560.00	53,550.00
	Replace Shower Stalls	-						
<b>Total 1460</b>		625,890.00	-	-	-	-	53,560.00	313,230.00
<b>1465.1</b>	<b>Dwelling Equipment-Nonexpendable</b>							
	Install/replace dual pack AC	201,210.00					201,210.00	
	Replace Hot Water Heaters	20,810.00					20,810.00	-
	Install Mini-Blinds(Summary Attached)	40,000.00		-			40,000.00	-
	Install Garbage Disposals	19,060.00					19,060.00	-
	Replace ranges	20,000.00		-		-	5,000.00	5,000.00
	Replace refrigerators	14,000.00					7,000.00	7,000.00
<b>Total 1465.1</b>		315,080.00	-	-	-	-	293,080.00	12,000.00
<b>1470</b>	<b>Nondwelling Structures</b>							
	Install 6' security wall along Garden Highway 48-2	35,910.00			-			35,910.00
	Install 5' security fence between units 48-2	17,050.00			-			17,050.00
	Extend Community Building Shop Area 48-4							
	Install 9' security fence around basketball court 48-2	9,000.00		9,000.00				
<b>Total 1470</b>		61,960.00	-	9,000.00	-	-	-	52,960.00
<b>1475</b>	<b>Nondwelling Equipment</b>							
	Replace playground Equipmt	46,200.00			-			46,200.00
	Replace Vehicles							
<b>Total 1475</b>		46,200.00	-	-	-	-	-	46,200.00
<b>1485</b>	<b>Demolition</b>							
<b>1490</b>	<b>Replacement Reserve</b>	79,480.00	79,480.00	-				
<b>1492</b>	<b>Moving to Work Demonstration</b>							
<b>1495.1</b>	<b>Relocation Costs</b>							
<b>1498</b>	<b>Mod Used for Development</b>							
<b>1502</b>	<b>Contingency</b>							
	<b>Total</b>	<b>1,434,560.00</b>	<b>79,480.00</b>	<b>118,200.00</b>	<b>108,964.00</b>	<b>-</b>	<b>574,370.00</b>	<b>424,390.00</b>
								1,305,404.00

HUD Public Housing Cal 48-4 Date Stree, Live Oak							
	Projected						
	Cost	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>1406 Operations</b>							
<b>1408 Management Improvements</b>							
<b>1410 Administration</b>							
<b>1411 Audit</b>							
<b>1415 Liquidated Damages</b>							
<b>1430 Fees and Costs</b>							
<b>1440 Site Acquisition</b>							
<b>1450 Site Improvement</b>							
Resurface Parking Areas	12,000.00			12,000.00			
Repair concrete 48-2/Replace garbage enclosures 48-4	40,000.00		-				
Landscape-Raised planters-Sprinklers-plants	55,000.00						55,000.00
Replace Sewer Lines							
<b>Total 1450</b>	107,000.00	-	-	12,000.00	-	-	55,000.00
<b>1460 Dwelling Structures</b>							
Replace Doors							
Upgrade electrical							
Painting-Exterior	15,130.00		-	-	15,130.00		
Painting-Interior	-						
Replace/repair Roofing	154,000.00	154,000.00	-				
Install Rain Gutters and Downspouts(Summary Attached)	15,460.00	15,460.00	-				
Replace Windows(Summary Attached)							
Replace Flooring-- Carpet and tile (Summary Attached)	9,500.00			-	9,500.00		
Refinish Kitchen & Bathroom Cabinets & Replace Counter tops	10,420.00			-	10,420.00		
Replace Shower Stalls							
<b>Total 1460</b>	204,510.00	169,460.00	-	-	35,050.00	-	-
<b>1465.1 Dwelling Equipment-Nonexpendable</b>							
Install/replace dual pack AC	107,250.00		-	-	-		107,250.00
Replace Hot Water Heaters	12,340.00		-	-	12,340.00	-	
Install Mini-Blinds(Summary Attached)	-		-		-		
Install Garbage Disposals	5,030.00			-	-		
Replace ranges	16,120.00			-	16,120.00	-	
Replace refrigerators	1,220.00			-	1,220.00		
<b>Total 1465.1</b>	141,960.00	-	-	-	29,680.00	-	107,250.00
<b>1470 Nondwelling Structures</b>							
Install 6' security wall along Garden Highway 48-2							
Install 5' security fence between units 48-2							
Extend Community Building Shop Area 48-4							
<b>Total 1470</b>	-	-	-	-	-	-	-
<b>1475 Nondwelling Equipment</b>							
Replace playground Equipmt							
Replace Vehicles							
<b>Total 1475</b>	-	-	-	-	-	-	-
<b>1485 Demolition</b>							
<b>1490 Replacement Reserve</b>							
<b>1492 Moving to Work Demonstration</b>							
<b>1495.1 Relocation Costs</b>							
<b>1498 Mod Used for Development</b>							
<b>1502 Contingency</b>							
<b>Total</b>	<b>453,470.00</b>	<b>169,460.00</b>	<b>-</b>	<b>12,000.00</b>	<b>64,730.00</b>	<b>-</b>	<b>162,250.00</b>
							408,440.00

HUD Public Housing Cal 48-5 Joann Way, Yuba City								
		Projected						
		Cost	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
<b>1406</b>	<b>Operations</b>							
<b>1408</b>	<b>Management Improvements</b>							
<b>1410</b>	<b>Administration</b>							
<b>1411</b>	<b>Audit</b>							
<b>1415</b>	<b>Liquidated Damages</b>							
<b>1430</b>	<b>Fees and Costs</b>							
<b>1440</b>	<b>Site Acquisition</b>							
<b>1450</b>	<b>Site Improvement</b>							
	Resurface Parking Areas	7,500.00		7,500.00				
	Repair concrete drainage system in back yards 48-2							
	Landscape-Raised planters-Sprinklers-plants	23,100.00		2,500.00	2,500.00	-		
	Replace Sewer Lines48-1/fence48-5	24,200.00		35,000.00				
<b>Total 1450</b>		54,800.00	-	45,000.00	2,500.00	-	-	-
<b>1460</b>	<b>Dwelling Structures</b>							
	Replace Doors							
	Upgrade electrical							
	Painting-Exterior	7,810.00		-		7,810.00		
	Painting-Interior							
	Replace/repair Roofing	50,860.00		51,000.00	-	-		
	Install Rain Gutters and Downspouts(Summary Attached)	5,720.00		-		5,720.00		
	Replace Windows(Summary Attached)					-		
	Replace Flooring-- Carpet and tile (Summary Attached)	3,640.00		-		3,640.00		
	Refinish Kitchen & Bathroom Cabinets & Replace Counter tops					-		
	Replace Shower Stalls					-		
<b>Total 1460</b>		68,030.00	-	51,000.00	-	17,170.00	-	-
<b>1465.1</b>	<b>Dwelling Equipment-Nonexpendable</b>							
	Install/replace dual pack AC	51,480.00				51,480.00		
	ReplaceHot Water Heaters	6,050.00		-		6,050.00		
	Install Mini-Blinds(Summary Attached)	9,560.00		-		-		
	Install Garbage Disposals	1,500.00		-		300.00	300.00	300.00
	Replace ranges	3,750.00		-		3,750.00		
	Replace refrigerators	6,000.00				6,000.00		
<b>Total 1465.1</b>		78,340.00	-	-	-	67,580.00	300.00	300.00
<b>1470</b>	<b>Nondwelling Structures</b>							
	Install 6' security wall along Garden Highway 48-2							
	Install 5' security fence between units 48-2/48-5	-		-				
	Extend Community Building Shop Area 48-4							
<b>Total 1470</b>		-	-	-	-	-	-	-
<b>1475</b>	<b>Nondwelling Equipment</b>							
	Replace playground Equipt							
	Replace Vehicles							
<b>Total 1475</b>		-	-	-	-	-	-	-
<b>1485</b>	<b>Demolition</b>							
<b>1490</b>	<b>Replacement Reserve</b>							
<b>1492</b>	<b>Moving to Work Demonstration</b>							
<b>1495.1</b>	<b>Relocation Costs</b>							
<b>1498</b>	<b>Mod Used for Development</b>							
<b>1502</b>	<b>Contingency</b>							
	<b>Total</b>	201,170.00	-	96,000.00	2,500.00	84,750.00	300.00	300.00
								183,850.00