

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008

Yolo County Housing

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

PHA Plan Agency Identification

PHA Name: Yolo County Housing

PHA Number: CA044

PHA Fiscal Year Beginning: 07/2008

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 431
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1,466

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 2005 - 2009
[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)

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

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)

- Develop six (6) units of farm worker housing in Esparto. (in progress)
- Acquire parcels for development as possible to increase affordable housing. (in progress)
- Co-general partner in a sixty (60) unit mixed income senior complex. (done)

- Co-general partner in development of forty-three (43) unit workforce and special needs housing (done)
- Create and begin implementation of master plan for redevelopment of public housing in Winters and Woodland. (on hold)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing 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 deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - 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)

- Lease space in the new Administrative Building to a local business. (one (1) space leased, one (1) available)
- Ongoing - contract with outside firms to utilize additional capacity of current staff members.
- Explore the ownership and management of child care centers at its multifamily rental complexes.

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- 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.

Purpose and Structure of the Agency Plan

The purpose of the Agency Plan is to help the YCH to plan for meeting local housing needs within the community while also meeting its own needs. The Agency Plan contains a FY2005-2009 Five-Year Plan that includes the Agency's mission and long range goals and objectives. The FY2008 Annual Plan addresses the Agency's immediate operations, current policies, program participants, programs and services, and YCH's strategy for handling operational concerns, resident concerns and needs, and programs and services for the upcoming fiscal year. The Agency Plan outlines YCH's efforts in meeting the needs of the low, very-low and extremely-low income population in its community and effectively serves as a management, operational and accountability tool for YCH.

Annual Plan Contents

The Agency will use this Agency Plan as a tool for accomplishing its mission of providing quality affordable services. The following is a summary of its contents:

- ◆ The Plan provides a comprehensive assessment of the Housing Needs within the community.
- ◆ The Plan includes a summary of the Agency's planned financial resources and planned uses of those funds. This information is presented in table form for electronic submission to HUD.
- ◆ All occupancy and rent determination policies and procedures have been reviewed and updated in accordance with the QHWRA of 1998 and subsequent rules.

- ◆ The Operations and Management section of the Plan provides an organizational chart, programs under management and includes a listing of all administrative and maintenance policies.
- ◆ The Agency's Grievance Procedure has been adopted by the Board and is available for review at the Agency's Administrative Office.
- ◆ The Agency's FY2008 Capital Fund Annual Statement and Five-Year Action Plan is included as an Attachment to the Plan. The Agency has no plans at this time to apply for a HOPE VI revitalization grant.
- ◆ The Agency is not currently considering any demolition or the development of replacement units.
- ◆ Two of Yolo County Housing's public housing developments (CA 44-15 and CA 44-17) are designated for occupancy only by elderly families or only by families with disabilities, or by elderly families and families with disabilities in accordance with Section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e).
- ◆ The Agency does not have any developments which meet the requirements for a mandatory conversion assessment.
- ◆ The Agency does not have a formal cooperation agreement with the local welfare office, however, there is regular communication between agencies.
- ◆ Due to elimination of the program, the Agency no longer receives funding through the Public Housing Drug Elimination Program (PHDEP). The Agency continues a strong working relationship with the City and local law enforcement agency.
- ◆ The Agency's Pet Policy and Procedure and Community Service Policy are included in the Agency Plan.
- ◆ Yolo County Housing is continue to complete conversion to project-based management to meet HUD's Asset Management mandate.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Attachment A:** Admissions Policy for Deconcentration and Deconcentration Analysis
- FY 2008 Capital Fund Program Annual Statement (**ca044a01**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) (**ca044d01**)
- Attachment B:** List of Resident Board Member
- Attachment C:** List of Resident Advisory Board Members
- Attachment D:** Criteria for Substantial Modifications or Deviations and Significant Amendments to the Five-Year Agency Plan
- Attachment E:** Community Service Description of Implementation
- Attachment F:** Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable
- Attachment G:** Resident Assessment and Satisfaction Survey Follow-Up Plan
- Attachment H:** Violence Against Women Act Information

Optional Attachments:

- PHA Management Organizational Chart
- FY 2008 Capital Fund Program 5 Year Action Plan (**ca044a01**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

FY2007 Capital Fund Program Performance &Evaluation Report (**ca044b01**)

FY2006 Capital Fund Program Performance &Evaluation Report (**ca044c01**)

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
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
	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
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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

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

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

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 checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2145		n/a
Extremely low income <=30% AMI	1639	76.41%	
Very low income (>30% but <=50% AMI)	391	18.23%	
Low income (>50% but <80% AMI)	82	3.82%	
Families with children	1326	61.82%	
Elderly families	218	10.16%	
Families with Disabilities	528	24.62%	
White	1412	65.83%	
Black	481	22.42%	
American Indian	57	2.66%	
Asian	82	3.82%	
Native Hawaiian	61	2.84%	
Other	52	2.42%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	n/a	n/a	n/a
2 BR	n/a	n/a	n/a
3 BR	n/a	n/a	n/a
4 BR	n/a	n/a	n/a
5 BR	n/a	n/a	n/a
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 13 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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/subjurisdiction: **Woodland**

	# of families	% of total families	Annual Turnover
Waiting list total	2069		21
Extremely low income <=30% AMI	1726	84%	
Very low income (>30% but <=50% AMI)	201	10%	
Low income (>50% but <80% AMI)	45	0.3%	
Families with children	1249	61%	
Elderly families	165	.8%	
Families with Disabilities	309	15%	
White	1570	75.88%	
Black	352	17.01%	
American Indian	34	1.64%	
Asian	49	2.37%	
Native Hawaiian	41	1.98%	
Other	23	1.11%	

Characteristics by Bedroom Size (Public Housing Only)

0 BR	0	0.0%	0
1BR	672	33%	2
2 BR	735	36%	8
3 BR	557	27%	10
4 BR	95	0.05%	1
5 BR	0	0.0%	0

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

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/subjurisdiction: **Winters**

	# of families	% of total families	Annual Turnover
Waiting list total	744		38
Extremely low income <=30% AMI	616	82.8%	
Very low income (>30% but <=50% AMI)	100	13.44%	
Low income (>50% but <80% AMI)	19	2.55%	
Families with children	485	65.19%	
Elderly families	59	7.93%	
Families with Disabilities	157	21.1%	
White	468	62.9%	
Black	209	28.09%	
American Indian	10	1.34%	
Asian	33	4.44%	
Native Hawaiian	12	1.61%	
Other	15	2.02%	

Characteristics by Bedroom Size (Public Housing Only)

0 BR	0	0.0%	0
1BR	171	23%	5
2 BR	239	33%	8
3 BR	176	24%	20
4 BR	33	0.05%	4
5 BR	4	0.01%	1

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

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/subjurisdiction: **West Sacramento**

	# of families	% of total families	Annual Turnover
Waiting list total	2242		25
Extremely low income <=30% AMI	1801	80.33%	
Very low income (>30% but <=50% AMI)	264	11.78%	
Low income (>50% but <80% AMI)	65	2.9%	
Families with children	1311	58.47%	
Elderly families	230	10.26%	
Families with Disabilities	369	16.46%	
White	1555	69.36%	
Black	466	20.79%	
American Indian	52	2.32%	
Asian	87	3.88%	
Native Hawaiian	40	1.78%	
Other	42	1.87%	

Characteristics by Bedroom Size (Public Housing Only)

0 BR	23	0.01%	5
1 BR	717	32%	10
2 BR	787	36%	4
3 BR	552	25%	5
4 BR	149	4.0%	1
5 BR+	0	0%	0

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

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/subjurisdiction: **Esparto**

	# of families	% of total families	Annual Turnover
Waiting list total	334		2
Extremely low income <=30% AMI	277	82.93%	
Very low income (>30% but <=50% AMI)	36	10.78%	
Low income (>50% but <80% AMI)	13	3.89%	
Families with children	294	88.02%	
Elderly families	6	1.8%	
Families with Disabilities	34	10.18%	
White	234	70.06%	
Black	68	20.36%	
American Indian	12	3.59%	
Asian	10	2.99%	
Native Hawaiian	4	1.2%	
Other	6	1.8%	

**Characteristics by Bedroom Size
(Public Housing Only)**

0 BR	0	0%	0
1BR	0	0%	0
2 BR	154	47%	2
3 BR	166	50%	0
4 BR	0	0.0%	0
5 BR	0	0.0%	0

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

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/subjurisdiction: **Knight's Landing**

	# of families	% of total families	Annual Turnover
Waiting list total	290		6
Extremely low income <=30% AMI	250	86.21%	
Very low income (>30% but <=50% AMI)	28	9.66%	
Low income (>50% but <80% AMI)	7	2.41%	
Families with children	261	90%	
Elderly families	3	1.03%	
Families with Disabilities	29	10%	
White	203	70%	
Black	64	22.07%	
American Indian	6	2.07%	
Asian	8	2.76%	
Native Hawaiian	3	1.03%	
Other	6	2.07%	

**Characteristics by Bedroom Size
(Public Housing Only)**

0 BR	0	0.0%	0
1BR	0	0.0%	0
2 BR	121	42%	0
3 BR	166	58%	6
4 BR	0	1.2%	0
5 BR	0	0.0%	0

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

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/subjurisdiction: **Yolo**

	# of families	% of total families	Annual Turnover
Waiting list total	582		0
Extremely low income <=30% AMI	488	83.85%	
Very low income (>30% but <=50% AMI)	63	10.82%	
Low income (>50% but <80% AMI)	19	3.26%	
Families with children	503	86.43%	
Elderly families	11	1.89%	
Families with Disabilities	63	10.82%	
White	357	61.34%	
Black	160	27.49%	
American Indian	8	1.37%	
Asian	25	4.3%	
Native Hawaiian	19	3.26%	
Other	13	2.23%	

Characteristics by Bedroom Size (Public Housing Only)

0 BR	0	0.0%	0
1BR	0	0.0%	0
2 BR	302	52%	0
3 BR	268	46%	0
4 BR	0	0.0%	0
5 BR	0	0.0%	0

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)

Maintain housing that is designated for elderly occupants.

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
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	\$595,451	
b) Public Housing Capital Fund	\$1,000,964	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$8,126,892	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY2007 CFP (as of 12/31/2007)	\$1,022,392	Capital Improvements
FY2006 CFP (as of 12/31/2007)	\$58,420	Capital Improvements
3. Public Housing Dwelling Rental Income	\$1,851,824	LIPH Operations
4. Other income (list below)	\$30,800	YCH Operations
5. Non-federal sources (list below)		
Total Resources	\$12,686,743	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

YCH will send written notification of the preliminary eligibility determination within ten (10) business days after receiving a completed application.

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)

Misrepresentation of information related to eligibility, including income, preferences, expenses, family composition, or rent.

- 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?

Six (6)

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

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

Six (6)

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

Compliance with VAWA and/or threat of physical harm and for reasonable accommodation requirements.

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.

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 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) Deconcentration and Income Mixing

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

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

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

Adoption of site based waiting lists

If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

The only information that YCH will provide owners is the name and last known address of the voucher holder. The Agency will not provide any additional information to owners.

(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:

YCH will automatically approve a sixty (60) day extension upon written request from the family. YCH will approve additional extensions as a reasonable accommodation to families claiming ADA needs, or due to serious illness or death in immediate family.

(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.

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 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)

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?

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

Federal Regulations require that Flat Rents be developed for all public housing developments. YCH has developed a Flat Rent schedule which is updated on an annual basis. By definition, the Flat Rents are set at a fixed amount and in most cases will be below 30% of adjusted income.

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

Families must report all increases in income/assets of all household members to the YCH in writing.

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 (Yolo County except Davis)
- Above 100% but at or below 110% of FMR (Davis)
- 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

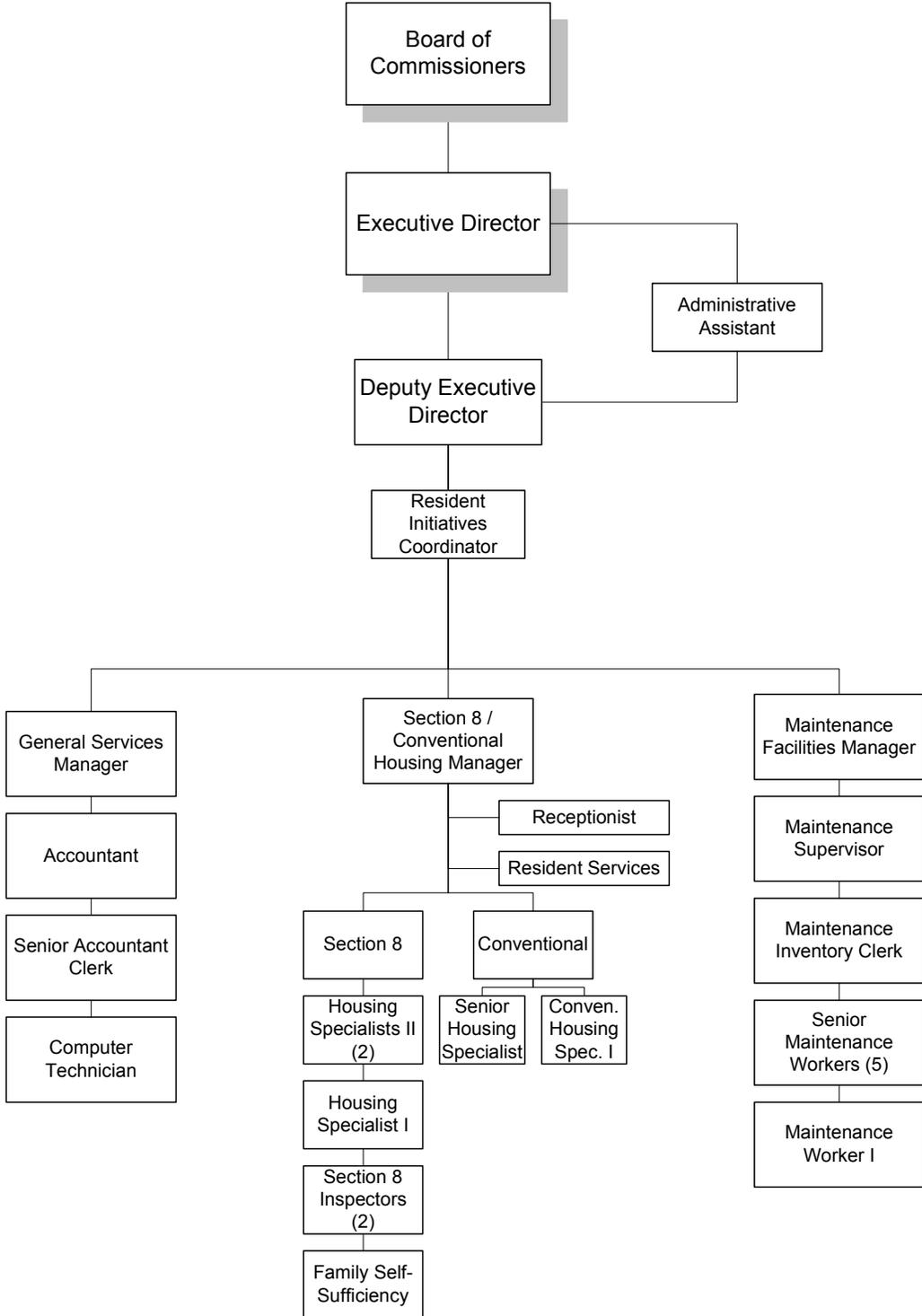
Describe the PHA's management structure and organization.

(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: (structure is in the process of being reorganized. A new organization chart will be available in late summer 2008)

YOLO COUNTY HOUSING

ORGANIZATIONAL CHART



B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	431	100
Section 8 Vouchers	1,345	250
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)		
Capital Fund Program	431	100

C. Management and Maintenance Policies

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

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

Affirmative Action Policy	Capitalization Policy
Collection Write-Off Policy	Disposition of Property Policy
Petty Cash Policy	Procurement Policy
Section 3 Policy	Safety Policy
Travel Policy	General Policy
Comprehensive Maintenance Program Policy	
Cash Management and Investment Policies and Procedures	
Admissions and Continued Occupancy Policy	
504 and Limited English Proficiency	

(2) Section 8 Management: (list below)

Housing Choice Voucher Administrative Plan
Affirmative Action Policy
Petty Cash Policy
Travel Policy
Investment Policies and Procedures
Procurement Policy

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 ca044a01.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (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.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(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)

- Part of the development
 Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

- The family has had no family caused violations of Housing Quality Standards within the previous year.
- The family is not within the initial one-year period of a HAP Contract.
- The family does not owe money to Yolo County Housing.
- The family has not committed any serious or repeated violations of a Yolo County Housing assisted lease within the past year.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

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.)

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 used to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

CA 044-1 (Woodland) and CA044-7 (Woodland)

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

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

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

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

CA 044-1 (Woodland) and CA044-7 (Woodland)

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? (list below)

CA 044-1 (Woodland) and CA044-7 (Woodland)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

The Public Housing Drug Elimination Program has been eliminated.

- 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 2005 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? 8
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:

The RAB commended YCH staff for its' ability to continue to provide operations in the face of existing financial challenges. In addition, RAB members supported equipment purchase and other capital fund expenditures for sewer lines and lift station requirements. RAB members had questions about the Agency's proposed energy efficient window replacement and felt it would be good for tenants. Some RAB members also gave staff questions regarding repairs to fencing in West Sacramento and a lighting problem in one section of the units in Woodland. These requests were passed on as work order investigation and repair items to Maintenance.

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (State of California)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)

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

The State of California has listed meeting the housing needs of low-income renter households, including providing homeownership opportunities for first-time buyers as one of its' statewide Goals in the Consolidated Plan for Fiscal Years 2005 – 2010. This goal correlates directly with the Yolo County Housing's Goals and Objectives.

D. Other Information Required by HUD

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

Attachment A

Deconcentration Policy and Deconcentration Analysis

General

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

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

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

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

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

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

Deconcentration and Income-Mixing Goals

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

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

Project Designation Methodology

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

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

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

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

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

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

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

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

Development	Average Income	Authority Average Income	Percentage
CA044-1(Woodland)	\$20,025	\$22,072	90.7%
CA044-2(Winters)	\$27,230	\$22,072	123.4%
CA044-4(Esparto)	\$24,376	\$22,072	110.4%
CA044-5(Knight's Landing)	\$21,495	\$22,072	99.4%
CA044-6(Yolo)	\$28,519	\$22,072	129.2%
CA044-7(Woodland)	\$22,660	\$22,072	102.7%
CA044-8(Winters)	\$22,895	\$22,072	103.7%
CA044-18(Winters)	23,265	\$22,072	105.4%
CA044-25(Winters)	\$21,949	\$22,072	99.4%
CA044-28(West Sacramento)	\$18,576	\$22,072	84.2%

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income. As the table above shows, there are three developments that are outside this range.

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
CA044-2	30	All three sites are in different cities.	
CA044-6	10		
CA044-28	76		

Attachment B

Resident Membership of the PHA Governing Board

Resident Commissioner: Steven Tupolo
Length of Term: Two Years
Appointed By: Yolo County Board of Supervisors

Resident Commissioner: Marlene Garnes
Length of Term: Two Years
Appointed By: Yolo County Board of Supervisors

Attachment C

Membership of the Resident Advisory Board

Roberta Caluya (non-voting / YCH staff person)

Africa Aguayo

Mary Alice Blazak

Carmen Cervantis

Rocio Ramirez

Attachment D

Criteria for Substantial Deviation and Significant Amendments

Substantial Deviation from the 5-year Plan:

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

Significant Amendment or Modification to the Annual Plan:

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

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

Attachment E

Implementation of Community Service Requirements

Community Service and Family Self-Sufficiency Requirement

As a condition of continued occupancy, excluding residents under paragraph 4 below, each adult resident of the Housing Authority shall:

- a. Contribute eight (8) hours per month of community service (not including political activities) within the community in which that adult resides; or,
- b. Participate in an economic self-sufficiency program for eight (8) hours per month; or
- c. Perform 8 hours per month of combined activities (community service and economic self-sufficiency program).

Exemptions

Exemptions to the above requirement shall be made for any individual who:

- a. Is 62 years of age or older;
- b. Is a blind or disabled individual defined under section 216(i)(1) or 1614 of the Social Security Act (42 USC 416(i)(1); 1382c) and who is unable to comply with this section, or is a primary caretaker of such individual;
- c. Is engaged in a work activity (as such term is defined in section 407(d) of the Social Security Act (42 USC 607(d), as in effect on and after July 1, 1997)
- d. Meets the requirements for being exempted from having to engage in a work activity under the state program funded under part A of title IV of the Social Security Act (42 USC 601 et seq) or under any other welfare program of the state in which the public housing agency is located, including a state-administered welfare-to-work program; or,
- d. Is in a family receiving assistance under a state program funded under part A of title IV of the Social Security Act (42 USC 601 et seq) or under any other welfare program of the state in which public housing agency is located, including a state administered welfare-to-work program, and has not been found by the state or other administering entity to be in noncompliance with such program.

The PHA will re-verify exemption status annually except in the case of an individual who is 62 years of age or older.

The PHA will permit residents to change exemption status during the year if status changes.

Definition of Economic Self-Sufficiency Program

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above, by HUD as: Any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families.

These economic self-sufficiency programs can include job, training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

In addition to the HUD definition above, the PHA definition includes any of the following:

Other activities as approved by the PHA on a case-by-case basis.

The PHA will give residents the greatest choice possible in identifying community service opportunities.

The PHA will consider a broad range of self-sufficiency opportunities.

Annual Determinations

For each public housing resident, the Housing Authority shall, thirty (30) days before the expiration of each lease term of the resident, review and determine the compliance of the resident with the requirement. Such determinations shall be made in accordance with the principles of due process and on a nondiscriminatory basis. The PHA will verify compliance annually.

Noncompliance

If the Housing Authority determines that a resident subject to the requirement has not complied with the requirement, the PHA shall notify the resident of such noncompliance.

PHA Responsibility

The PHA will ensure that all community service programs are accessible for persons with disabilities.

The PHA will ensure that:

The conditions under which the work is to be performed are not hazardous;

The work is not labor that would be performed by the PHA's employees responsible for essential maintenance and property services; or

The work is not otherwise unacceptable.

PHA Implementation of Community Service Requirement

The PHA will administer its own community service program, with cooperative relationships with other entities.

The PHA will administer the community service program through contracts and collaborative agreements with volunteer and community agencies.

The PHA will provide to residents a brochure of community service and volunteer opportunities available throughout the community.

The PHA will administer the community service requirement under this subsection through the Resident Council.

Attachment F

Pet Policy

The purpose of the Pet Policy is to establish the PHA's policy and procedures for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets. The Housing Authority has two policies, one for Elderly Housing and one for Family Housing. Each policy is available for review at the Housing Authority's main office. The following are some highlights of the policy

Nothing in the policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

Pet rules will not be applied to animals who assist persons with disabilities.

All pets must be approved in advance by the PHA management.

Pets must be registered with the PHA before they are brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

The policy states which type of pets and how many of each a resident is allowed to keep in their residence.

The Authority has designated some areas in which no pets are allowed.

Tenants with animals must pay a pet deposit.

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

Residents can be charged for pet waste removal.

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of eight (8) hours.

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

The PHA may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

The PHA may enter and inspect the unit only if a written complaint is received alleging that the conduct or condition of the pet in the unit constitutes a nuisance or threat to the health or safety of the other occupants or other persons in the community under applicable State or local law.

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served.

If the resident/pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The PHA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

The PHA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for the PHA to place the pet in a shelter facility, the cost will be the responsibility of the tenant/pet owner.

Attachment G

Resident Service and Satisfaction Survey Follow-Up Plan

The FY2006 Resident Assessment and Satisfaction Survey scores for Yolo County Housing are presented below. 2007 scores will not be available from HUD until after June 15, 2008.

SURVEY SECTION	SCORE
Maintenance and Repair	88.7%
Communication	63.0%
Safety	77.2%
Services	95.0%
Neighborhood Appearance	71.5%

As a result of this survey, the agency is required to develop a Follow-Up Plan to address each section score that fell below 75%.

Communication

Yolo County Housing will strive to keep residents informed about maintenance and repair activities that will affect the residents.

The staff will be more responsive to resident questions and concerns.

The management will be more supportive of resident organizations such as the Resident Advisory Board.

Neighborhood Appearance

The maintenance staff will strive to keep the parking areas and recreation areas of each development in good shape.

The litter situation will be assessed at each development to determine what corrective action needs to be taken.

Attachment H

Violence Against Women Act Information

Yolo County Housing is striving to fully comply with all requirements of the Violence Against Women Act (VAWA).

First, admission will not be denied to an applicant who has been a victim of domestic violence, dating violence, or stalking. The applicant must comply with all other admission requirements.

Next, housing assistance will not be terminated to a victim of domestic violence, dating violence, or stalking based solely on an incident or threat of such activity. The agency still retains the right to terminate assistance for criminal activity or other good cause.

Lastly, all information provided by an applicant or tenant regarding VAWA will be held in strict confidence and will not be shared with any other parties, unless required by law.

At this time, the agency does not intend to put a victim of domestic violence admissions preference in place in either program. The Executive Director will periodically review the need for such preference and may add an admissions preference for victim of domestic violence if a need is determined.

All applicants are notified of their rights under the Violence Against Women Act during the application process.

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

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

HA Name YOLO COUNTY HOUSING AUTHORITY		Capital Fund Program Grant Number CA30P04450108		FFY of Grant Approval 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number ____ <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20)	\$100,964	\$0		
3	1408 Management Improvements	\$151,614	\$0		
4	1410 Administration	\$97,015	\$0		
5	1411 Audit	\$0	\$0		
6	1415 Liquidated Damages	\$0	\$0		
7	1430 Fees and Costs	\$30,000	\$0		
8	1440 Site Acquisition	\$0	\$0		
9	1450 Site Improvement	\$71,000	\$0		
10	1460 Dwelling Structures	\$112,871	\$0		
11	1465.1 Dwelling Equipment - Nonexpendable	\$38,500	\$0		
12	1470 Nondwelling Structures	\$0	\$0		
13	1475 Nondwelling Equipment	\$249,000	\$0		
14	1485 Demolition	\$0	\$0		
15	1490 Replacement Reserve	\$0	\$0		
16	1492 Moving to Work Demonstration	\$0	\$0		
17	1495.1 Relocation Costs	\$0	\$0		
18	1498 Mod Used for Development	\$0	\$0		
19	1501 Collateralization or Debt Service	\$150,000	\$0		
20	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0		
21	Amount of Annual Grant (Sum of lines 2 - 19)	\$1,000,964	\$0		
22	Amount of line 20 Related to LBP Activities	\$0	\$0		
23	Amount of line 20 Related to Section 504 Compliance	\$0	\$0		
24	Amount of line 20 Related to Security	\$0	\$0		
25	Amount of line 20 Related to Energy Conservation Measures	\$0	\$0		
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA-Wide	Operations -Operations Total for Account 1406	1406	LS	<u>\$100,964</u> \$100,964	<u>\$0</u> \$0			
	Management Improvements							
PHA-Wide	-Resident Services Coordinator	1408	LS	\$67,570	\$0			
PHA-Wide	-Resident Services Coordinator Assistants	1408	LS	\$22,544	\$0			
PHA-Wide	-PHA Staff/Commissioner Training	1408	LS	\$10,000	\$0			
PHA-Wide	-Resident Training	1408	LS	\$9,000	\$0			
PHA-Wide	-Develop 5 Year Agency Plan/Update Policies	1408	LS	\$5,000	\$0			
PHA-Wide	-Energy Audit	1408	LS	\$7,500	\$0			
PHA-Wide	-Physical Needs/504/Lift Station Assessments	1408	LS	\$15,000	\$0			
PHA-Wide	-Utility Allowance Study	1408	LS	\$5,000	\$0			
PHA-Wide	-Update Computer Software and Training (which includes PHAS and Staff Training)	1408	LS	<u>\$10,000</u>	<u>\$0</u>			
	Total for Account 1408			\$151,614	\$0			
	Administration							
PHA-Wide	-Facilities Manager (60%) Including 33 % Fringe	1410	LS	\$66,457	\$0			
PHA-Wide	-Executive Director (12%) Including 33% Fringe	1410	LS	\$11,955	\$0			
PHA-Wide	-Finance Director (12%) Including Fringe	1410	LS	\$10,925	\$0			
PHA-Wide	-Accounting Technician (12%) Including 33% Fringe	1410	LS	\$3,839	\$0			
PHA-Wide	-Accounting Clerk II (12%) Including 33% Fringe	1410	LS	<u>\$3,839</u>	<u>\$0</u>			
	Total for Account 1410			\$97,015	\$0			
	Fees and Costs							
PHA-Wide	-A&E Design Fee	1430	LS	\$25,000	\$0			
PHA-Wide	-Capital Fund Program Update Fee	1430	LS	<u>\$5,000</u>	<u>\$0</u>			
	Total for Account 1430			\$30,000	\$0			

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

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

Signature of Executive Director and Date

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

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Site Improvements							
PHA-Wide	-Lift system upgrades and sewer jetting at all sites	1450	LS	\$36,000	\$0			
PHA-Wide	-Trim trees overhanging units	1450	LS	<u>\$35,000</u>	<u>\$0</u>			
	Total for Account 1450			\$71,000	\$0			
	Dwelling Structures							
PHA-Wide	-Replace water heaters	1460	30	\$10,000	\$0			
CA044-02	-Abate, remove, and replace roofs, install continuous ridge vents, and install insulation in attic (Phase 2)	1460	6 Bldgs.	\$102,871	<u>\$0</u>			
	Total for Account 1460			\$112,871	\$0			
	Dwelling Equipment							
PHA-Wide	-Replace stoves	1465.1	50 ea	\$16,000	\$0			
PHA-Wide	-Replace refrigerators	1465.1	50 ea	\$22,500	<u>\$0</u>			
	Total for Account 1465.1			\$38,500	\$0			
	Non-Dwelling Equipment							
PHA-Wide	-Computer upgrades	1475	LS	\$5,000	\$0			
PHA-Wide	-Purchase sewer jetting equipment	1475	LS	\$45,000	\$0			
PHA-Wide	-Purchase maintenance tools	1475	LS	\$5,000	\$0			
PHA-Wide	-Purchase 3/4 ton maintenance truck w/tool box	1475	LS	\$30,000	\$0			
CA044-02	-Purchase and install backup generator	1475	LS	\$80,000	\$0			
CA044-02	-Repaint water storage tank	1475	LS	\$2,000	\$0			
CA044-025	-Purchase and install backup generator	1475	LS	\$80,000	\$0			
CA044-025	-Repaint water storage tank	1475	LS	<u>\$2,000</u>	<u>\$0</u>			
	Total for Account 1475			\$249,000	\$0			
	Collateralization or Debt Service							
PHA-Wide	-Repayment of CFFP	1501	LS	<u>\$150,000</u>	<u>\$0</u>			
	Total for Account 1501			\$150,000	\$0			
	Capital Fund Program Grant Total			\$1,000,964	\$0			

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

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

Signature of Executive Director and Date

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

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	6/12/2010			6/12/2012			
CA044-002 El Rio Villa I	6/12/2010			6/12/2012			
CA044-025 El Rio Villa IV	6/12/2010			6/12/2012			

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

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

Signature of Executive Director and Date

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

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

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

HA Name: YOLO COUNTY HOUSING AUTHORITY		Locality: (City/County & State) Woodland/Yolo County/California				
		<input checked="" type="checkbox"/> Original		<input type="checkbox"/> Revision No.: _____		
A. Development Number/Name	Work Statement for Year 1 FFY: 2008	Work Statement for Year 2 FFY: 2009	Work Statement for Year 3 FFY: 2010	Work Statement for Year 4 FFY: 2011	Work Statement for Year 5 FFY: 2012	
CA 44-01, Yolano Village	See Annual Statement	\$6,320	\$0	\$225,000	\$174,867	
CA 44-02, El Rio Villa I		\$6,250	\$156,250	\$0	\$0	
CA 44-04, Vista Montecito		\$0	\$65,000	\$0	\$0	
CA 44-05, Ridgecut Homes		\$0	\$41,000	\$0	\$0	
CA 44-06, Yolito		\$0	\$41,000	\$0	\$0	
CA 44-07, Donnelly Circle		\$0	\$60,000	\$270,868	\$0	
CA 44-08, El Rio Villa II		\$6,250	\$6,250	\$0	\$0	
CA 44-15, Riverbend Manor I		\$368,868	\$108,967	\$50,967	\$0	
CA 44-17, Riverbend Manor II		\$106,647	\$0	\$0	\$50,000	
CA 44-18, El Rio Villa III		\$6,250	\$6,250	\$0	\$209,100	
CA 44-25, El Rio Villa IV		\$6,250	\$6,250	\$0	\$72,000	
CA 44-28, Las Casitas		\$0	\$0	\$0	\$0	
B. Physical Improvements Subtotal			\$506,835	\$490,967	\$546,835	\$505,967
C. Management Improvements			\$128,614	\$128,614	\$128,614	\$128,614
D. HA - Wide Nondwelling Structures and Equipment			\$40,000	\$65,868	\$0	\$40,868
E. Administration		\$97,015	\$97,015	\$97,015	\$97,015	
F. Other (1430 and 1465.1)		\$78,500	\$68,500	\$78,500	\$78,500	
G. Contingency		\$0	\$0	\$0	\$0	
H. Demolition		\$0	\$0	\$0	\$0	
I. Replacement Reserve/Operations		\$0	\$0	\$0	\$0	
J. Debt Service		\$150,000	\$150,000	\$150,000	\$150,000	
K. Total CFP Funds		\$1,000,964	\$1,000,964	\$1,000,964	\$1,000,964	
L. Total Non-CFP Funds		\$0	\$0	\$0	\$0	
M. Grand Total		\$1,000,964	\$1,000,964	\$1,000,964	\$1,000,964	
Signature of Executive Director		Date:	Signature of Public Housing Director/Office of Native American Programs Administrator		Date:	

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

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

Work Statement for Year 1 FFY: <u>2008</u>	Work Statement for Year <u>2</u> FFY: <u>2009</u>			Work Statement for Year <u>3</u> FFY: <u>2010</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>Operations</u>			<u>Operations</u>		
	-Operations	LS	\$0	-Operations	LS	\$0
	Total for Account 1406		\$0	Total for Account 1406		\$0
	<u>Administration</u>			<u>Administration</u>		
	-Facilities Manager (60%) Including 33 % Fringe	LS	\$66,457	-Facilities Manager (60%) Including 33 % Fringe	LS	\$66,457
	-Executive Director (12%) Including 33% Fringe	LS	\$11,955	-Executive Director (12%) Including 33% Fringe	LS	\$11,955
	-Finance Director (12%) Including Fringe	LS	\$10,925	-Finance Director (12%) Including Fringe	LS	\$10,925
	-Accounting Technician (12%) Including 33% Fringe	LS	\$3,839	-Accounting Technician (12%) Including 33% Fringe	LS	\$3,839
	-Accounting Clerk II (12%) Including 33% Fringe	LS	<u>\$3,839</u>	-Accounting Clerk II (12%) Including 33% Fringe	LS	<u>\$3,839</u>
	Total for Account 1410		\$97,015	Total for Account 1410		\$97,015
	<u>Fees and Costs</u>			<u>Fees and Costs</u>		
	-A&E Design Fee	LS	\$25,000	-A&E Design Fee	LS	\$25,000
	-Capital Fund Program Update Fee	LS	<u>\$5,000</u>	-Capital Fund Program Update Fee	LS	<u>\$5,000</u>
	Total for Account 1430		\$30,000	Total for Account 1430		\$30,000
<u>Site Improvements</u>			<u>Site Improvements</u>			
<u>CA044-01</u>			<u>CA044-02 El Rio Villa I</u>			
-Install security lighting at rear of development	LS	\$6,320	-Sewer Lift System Upgrades	LS	\$6,250	
<u>CA044-02 El Rio Villa I</u>			-Upgrade existing well system	LS	\$25,000	
-Sewer Lift System Upgrades	LS	\$6,250	<u>CA044-07</u>			
<u>CA044-08 El Rio Villa II</u>			-Upgrade water and sewer lines	LS	\$60,000	
-Sewer Lift System Upgrades	LS	\$6,250				
(Continued on next page)			(Continued on next page)			
Subtotal of Estimated Cost		\$145,835	Subtotal of Estimated Cost		\$218,265	

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

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

Work Statement for Year 1 FFY: <u>2008</u>	Work Statement for Year <u>2</u> FFY: <u>2009</u>			Work Statement for Year <u>3</u> FFY: <u>2010</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>CA044-18 El Rio Villa III</u>			<u>CA044-08 El Rio Villa II</u>		
	-Sewer Lift System Upgrades	LS	\$6,250	-Sewer Lift System Upgrades	LS	\$6,250
	<u>CA044-25 El Rio Villa IV</u>			<u>CA044-15</u>		
	-Sewer Lift System Upgrades	LS	<u>\$6,250</u>	-Install above ground water faucets	LS	\$1,800
	Total for Account 1450		\$31,320	-Install plants along fence line	LS	\$5,000
	<u>Dwelling Structures</u>			-Install 5' x 68' wheel chair ramp and railing at parking lot	325 SF	\$3,250
	<u>PHA-Wide</u>			-Install 5' x 325' l/f sidewalk to adjoining development	1,625 SF	\$11,375
	-Replace water heaters	30	\$10,000	-Install precast barbecue pits on existing slabs	2 EA	\$1,113
	<u>CA044-15 Riverbend Senior Manor I</u>			-Install 38' x 33' canopy roof over existing slab	1,254 SF	\$23,030
	-Remove and replace roofing	LS	\$200,868	-Remove and replace low section of sidewalk at multi-purpose room	100 SF	\$1,000
	-Install new HVAC systems	48	\$168,000	-Pressure wash, prime, and paint existing canopy covers over existing sidewalks	10,755 SF	\$6,238
	<u>CA044-17 Riverbend Manor II</u>			-Etch existing sidewalks under canopies and apply epoxy non skid coating	10,755 SF	\$13,444
	-Install new HVAC systems	25	<u>\$106,647</u>	<u>CA044-18 El Rio Villa III</u>		
	Subtotal Account 1460		\$485,515	-Sewer Lift System Upgrades	LS	\$6,250
	<u>Dwelling Equipment</u>			<u>CA044-25 El Rio Villa IV</u>		
<u>PHA-Wide</u>			-Sewer Lift System Upgrades	LS	<u>\$6,250</u>	
-Replace stoves	50	\$16,000	Total for Account 1450		\$176,250	
-Replace refrigerators	50	<u>\$22,500</u>	<u>Dwelling Structures</u>			
Total for Account 1465.1		\$38,500	<u>CA044-02 El Rio Villa I</u>			
			-Install new energy efficient double pane windows	30	\$75,000	
			-Install new security screens on all windows	30	\$50,000	
			<u>CA044-04 Vista Montecito</u>			
			-Install new energy efficient double pane windows	16	\$40,000	
			-Install new security screens on all windows	16	\$25,000	
	Subtotal of Estimated Cost	\$536,515		Subtotal of Estimated Cost	\$275,000	

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

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

Work Statement for Year 1 FFY: <u>2008</u>	Work Statement for Year <u>2</u> FFY: <u>2009</u>			Work Statement for Year <u>3</u> FFY: <u>2010</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>Non-Dwelling Equipment</u>			<u>CA044-05 Ridge Cut Homes</u>		
	-Update computer equipment	LS	\$5,000	-Install new energy efficient double pane windows	10	\$25,000
	-Purchase maintenance tools	LS	\$5,000	-Install new security screens on all windows	10	\$16,000
	-Purchase 3/4 ton maintenance truck w/tool box	1	<u>\$30,000</u>	<u>CA044-06 Yolito</u>		
	Total for Account 1475		\$40,000	-Install new energy efficient double pane windows	10	\$25,000
				-Install new security screens on all windows	10	\$16,000
	<u>Collateralization or Debt Service</u>			<u>CA044-15 Riverbend Manor I</u>		
	-Repayment of CFFP	LS	<u>\$150,000</u>	-Install new energy efficient double pane windows (Phase 1)	22	<u>\$42,717</u>
	Total for Account 1501		\$150,000	Total for Account 1460		\$314,717
				<u>Dwelling Equipment</u>		
				<u>PHA-Wide</u>		
				-Replace stoves	50	\$16,000
				-Replace refrigerators	50	<u>\$22,500</u>
				Total for Account 1465.1		\$38,500
				<u>Non-Dwelling Equipment</u>		
			-Update computer equipment	LS	\$5,000	
			-Purchase maintenance tools	LS	\$5,000	
			-Purchase 3/4 ton maintenance truck w/tool box	LS	\$30,000	
			-Purchase dump trailer for maintenance	LS	<u>\$25,868</u>	
			Total for Account 1475		\$65,868	
			<u>Collateralization or Debt Service</u>			
			-Repayment of CFFP	LS	<u>\$150,000</u>	
			Total for Account 1501		\$150,000	
	Subtotal of Estimated Cost		\$190,000	Subtotal of Estimated Cost		\$379,085

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

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

Work Statement for Year 1 FFY: <u>2008</u>	Work Statement for Year <u>4</u> FFY: <u>2011</u>			Work Statement for Year <u>5</u> FFY: <u>2012</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>Operations</u>			<u>Operations</u>		
	-Operations	LS	<u>\$0</u>	-Operations	LS	<u>\$0</u>
	Total for Account 1406		\$0	Total for Account 1406		\$0
	<u>Administration</u>			<u>Administration</u>		
	-Facilities Manager (60%) Including 33 % Fringe	LS	\$66,457	-Facilities Manager (60%) Including 33 % Fringe	LS	\$66,457
	-Executive Director (12%) Including 33% Fringe	LS	\$11,955	-Executive Director (12%) Including 33% Fringe	LS	\$11,955
	-Finance Director (12%) Including Fringe	LS	\$10,925	-Finance Director (12%) Including Fringe	LS	\$10,925
	-Accounting Technician (12%) Including 33% Fringe	LS	\$3,839	-Accounting Technician (12%) Including 33% Fringe	LS	\$3,839
	-Accounting Clerk II (12%) Including 33% Fringe	LS	<u>\$3,839</u>	-Accounting Clerk II (12%) Including 33% Fringe	LS	<u>\$3,839</u>
	Total for Account 1410		\$97,015	Total for Account 1410		\$97,015
	<u>Fees and Costs</u>			<u>Fees and Costs</u>		
	-A&E Design Fee	LS	\$25,000	-A&E Design Fee	LS	\$25,000
	-Capital Fund Program Update Fee	LS	<u>\$5,000</u>	-Capital Fund Program Update Fee	LS	<u>\$5,000</u>
	Total for Account 1430		\$30,000	Total for Account 1430		\$30,000
	<u>Dwelling Structures</u>			<u>Dwelling Structures</u>		
<u>PHA-Wide</u>			<u>PHA-Wide</u>			
-Replace water heaters	30	\$10,000	-Replace water heaters	30	\$10,000	
<u>CA044-1 Yolano Homes</u>			<u>CA044-1 Yolano Homes</u>			
-Install new energy efficient double pane windows	60	\$140,000	-Replace HVAC systems	60	\$174,867	
-Install new security screens on all windows	60	\$85,000	<u>CA044-17 Riverbend Senior Manor II</u>			
			-Install new energy efficient double pane windows	25	\$50,000	
Subtotal of Estimated Cost		\$362,015	Subtotal of Estimated Cost		\$361,882	

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

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

Work Statement for Year 1 FFY: <u>2008</u>	Work Statement for Year <u>2</u> FFY: <u>2009</u>			Work Statement for Year <u>3</u> FFY: <u>2010</u>			
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost	
	See Annual Statement	<u>Management Improvements</u>			<u>Management Improvements</u>		
-Resident Services Coordinator		LS	\$67,570	-Resident Services Coordinator	LS	\$67,570	
-Resident Services Coordinator Assistant		LS	\$22,544	-Resident Services Coordinator Assistant	LS	\$22,544	
-PHA Staff/Commissioner Training		LS	\$10,000	-PHA Staff/Commissioner Training	LS	\$10,000	
-Resident Training		LS	\$10,000	-Resident Training	LS	\$10,000	
-Develop 5 Year Agency Plan and Update Policies		LS	\$5,000	-Develop 5 Year Agency Plan and Update Policies	LS	\$5,000	
-Update Utility Allowances		LS	\$3,500	-Update Utility Allowances	LS	\$3,500	
-Update Computer Software and Training (which includes PHAS and Staff Training)		LS	<u>\$10,000</u>	-Update Computer Software and Training (which includes PHAS and Staff Training)	LS	<u>\$10,000</u>	
Total for Account 1408			\$128,614	Total for Account 1408		\$128,614	
Subtotal of Estimated Cost			\$128,614	Subtotal of Estimated Cost			\$128,614

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

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

Work Statement for Year 1 FFY: <u>2008</u>	Work Statement for Year <u>4</u> FFY: <u>2011</u>			Work Statement for Year <u>5</u> FFY: <u>2012</u>			
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost	
	See Annual Statement	<u>Management Improvements</u>			<u>Management Improvements</u>		
-Resident Services Coordinator		LS	\$67,570	-Resident Services Coordinator	LS	\$67,570	
-Resident Services Coordinator Assistant		LS	\$22,544	-Resident Services Coordinator Assistant	LS	\$22,544	
-PHA Staff/Commissioner Training		LS	\$10,000	-PHA Staff/Commissioner Training	LS	\$10,000	
-Resident Training		LS	\$10,000	-Resident Training	LS	\$10,000	
-Develop 5 Year Agency Plan and Update Policies		LS	\$5,000	-Develop 5 Year Agency Plan and Update Policies	LS	\$5,000	
-Update Utility Allowances		LS	\$3,500	-Update Utility Allowances	LS	\$3,500	
-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche files)		LS	<u>\$10,000</u>	-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche files)	LS	<u>\$10,000</u>	
Total for Account 1408			\$128,614	Total for Account 1408		\$128,614	
Subtotal of Estimated Cost			\$128,614	Subtotal of Estimated Cost			\$128,614

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

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

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

HA Name YOLO COUNTY HOUSING AUTHORITY		Capital Fund Program Grant Number CA30P04450107		FFY of Grant Approval 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number <u>1</u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending <u>12/31/2007</u> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)	\$97,015	\$97,015	\$0	\$0
3	1408 Management Improvements	\$158,614	\$158,614	\$0	\$0
4	1410 Administration (May not exceed 10% of line 21)	\$97,015	\$97,015	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$30,000	\$35,000	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$105,000	\$105,000	\$0	\$0
10	1460 Dwelling Structures	\$183,670	\$183,670	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$38,500	\$38,500	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$45,000	\$45,000	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1498 Mod Used for Development	\$0	\$0	\$0	\$0
19	1501 Collateralization or Debt Service	\$205,019	\$205,019	\$0	\$0
20	1502 Contingency (may not exceed 8% of line 21)	\$10,321	\$57,559	\$0	\$0
21	Amount of Annual Grant (Sum of lines 2 - 20)	\$970,154	\$1,022,392	\$0	\$0
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
24	Amount of line 21 Related to Security	\$0	\$0	\$0	\$0
25	Amount of line 21 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report.					
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

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

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<u>1406 Operations</u>							
PHA-Wide	-Operations	1406	LS	\$97,015	\$97,015	\$0	\$0	
	Total for Account 1406			\$97,015	\$97,015	\$0	\$0	
	<u>1408 Management Improvements</u>							
PHA-Wide	-Resident Services Coordinator	1408	LS	\$67,570	\$67,570	\$0	\$0	
PHA-Wide	-Resident Services Coordinator Assistants	1408	LS	\$22,544	\$22,544	\$0	\$0	
PHA-Wide	-PHA Staff/Commissioner Training	1408	LS	\$8,000	\$8,000	\$0	\$0	
PHA-Wide	-Resident Training	1408	LS	\$8,000	\$8,000	\$0	\$0	
PHA-Wide	-Develop 5 Year Agency Plan/Update Policies	1408	LS	\$5,000	\$5,000	\$0	\$0	
PHA-Wide	-Energy Audit	1408	LS	\$7,500	\$7,500	\$0	\$0	
PHA-Wide	-Physical Needs/504/Lift Station Assessment	1408	LS	\$15,000	\$15,000	\$0	\$0	
PHA-Wide	-Utility Allowance Study	1408	LS	\$5,000	\$5,000	\$0	\$0	
PHA-Wide	-Resident Initiatives/Entrepreneurship Program	1408	LS	\$10,000	\$10,000	\$0	\$0	
PHA-Wide	-Update Computer Software and Training (which includes PHAS and Staff Training)	1408	LS	\$10,000	\$10,000	\$0	\$0	
	Total for Account 1408			\$158,614	\$158,614	\$0	\$0	
	<u>1410 Administration</u>							
PHA-Wide	-Facilities Manager (60%) Including 33 % Fringe	1410	LS	\$66,457	\$66,457	\$0	\$0	
PHA-Wide	-Executive Director (12%) Including 33% Fringe	1410	LS	\$11,955	\$11,955	\$0	\$0	
PHA-Wide	Finance Director (12%) Including 33% Fringe	1410	LS	\$10,925	\$10,925	\$0	\$0	
PHA-Wide	-Accounting Technician (12%) Including 33% Fringe	1410	LS	\$3,839	\$3,839	\$0	\$0	
PHA-Wide	-Accounting Clerk II (12%) Including 33% Fringe	1410	LS	\$3,839	\$3,839	\$0	\$0	
	Total for Account 1410			\$97,015	\$97,015	\$0	\$0	
	<u>1430 Fees and Costs</u>							
PHA-Wide	-A&E Design Fee	1430	LS	\$25,000	\$30,000	\$0	\$0	
PHA-Wide	-Capital Fund Program Update Fee	1430	LS	\$5,000	\$5,000	\$0	\$0	
	Total for Account 1430			\$30,000	\$35,000	\$0	\$0	

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

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

Signature of Executive Director and Date

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

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

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	1450 Site Improvements							
PHA-Wide	-Lift station upgrades and sewer jetting at Winters	1450	LS	\$35,000	\$35,000	\$0	\$0	
PHA-Wide	-Trim trees overhanging units	1450	LS	<u>\$70,000</u>	<u>\$70,000</u>	<u>\$0</u>	<u>\$0</u>	
	Total for Account 1450			\$105,000	\$105,000	\$0	\$0	
	1460 Dwelling Structures							
PHA-Wide	-Replace water heaters	1460	30	\$8,670	\$8,670	\$0	\$0	
CA044-02	- Abate-Remove-Replace roofs, repair wood damage, install continuous ridge vents, and install insulation in attic	1460	15 Bldgs.	\$160,000	\$160,000	\$0	\$0	
CA044-015	-Replace 200 gal. domestic water holding tank	1460	1	\$10,000	\$10,000	\$0	\$0	
CA044-015	-Replace 300k BTU domestic water boiler	1460	1	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$0</u>	<u>\$0</u>	
	Total for Account 1460			\$183,670	\$183,670	\$0	\$0	
	1465.1 Dwelling Equipment							
PHA-Wide	-Replace stoves	1465.1	50 ea	\$16,000	\$16,000	\$0	\$0	
PHA-Wide	-Replace refrigerators	1465.1	50 ea	<u>\$22,500</u>	<u>\$22,500</u>	<u>\$0</u>	<u>\$0</u>	
	Total for Account 1465.1			\$38,500	\$38,500	\$0	\$0	
	1475 Non-Dwelling Equipment							
PHA-Wide	-Computer equipment upgrades	1475	LS	\$5,000	\$5,000	\$0	\$0	
PHA-Wide	-Purchase maintenance tools	1475	LS	\$5,000	\$5,000	\$0	\$0	
PHA-Wide	-Purchase 3/4 ton maintenance truck w/tool box	1475	LS	<u>\$35,000</u>	<u>\$35,000</u>	<u>\$0</u>	<u>\$0</u>	
	Total for Account 1475			\$45,000	\$45,000	\$0	\$0	
	1501 Collateralization or Debt Service							
	147 West Main Street	1501		<u>\$205,019</u>	<u>\$205,019</u>	<u>\$0</u>	<u>\$0</u>	
	Total for Account 1501			\$205,019	\$205,019	\$0	\$0	
	1502 Contingency							
				<u>\$10,321</u>	<u>\$57,559</u>	<u>\$0</u>	<u>\$0</u>	
	Total for Account 1502			\$10,321	\$57,559	\$0	\$0	
	Capital Fund Program Grant Total			\$970,154	\$1,022,392	\$0	\$0	

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

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

Signature of Executive Director and Date

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

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

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	6/30/2009	9/12/2009		6/30/2011	9/12/2011		
CA044-002 El Rio Villa I	6/30/2009	9/12/2009		6/30/2011	9/12/2011		
CA044-004 Vista Montecito	6/30/2009	9/12/2009		6/30/2011	9/12/2011		
CA044-005 Ridgecut Homes	6/30/2009	9/12/2009		6/30/2011	9/12/2011		
CA044-006 Yolito	6/30/2009	9/12/2009		6/30/2011	9/12/2011		
CA044-008 El Rio Villa II	6/30/2009	9/12/2009		6/30/2011	9/12/2011		
CA044-015 Riverbend Senior Manor I	6/30/2009	9/12/2009		6/30/2011	9/12/2011		

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

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

Signature of Executive Director and Date

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

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

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

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

HA Name		Capital Fund Program Grant Number	FFY of Grant Approval			
YOLO COUNTY HOUSING AUTHORITY		CA30P04450106	2006			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number 3. 8-23-07. <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)		
		Original	Revised (1)	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations (May not exceed 20% of line 20)	\$199,763	\$199,763	\$199,763	\$194,030	
3	1408 Management Improvements	\$54,050	\$199,763	\$199,763	\$54,049	
4	1410 Administration	\$98,254	\$98,254	\$98,254	\$98,254	
5	1411 Audit	\$0	\$0	\$0	\$0	
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0	
7	1430 Fees and Costs	\$31,350	\$31,350	\$31,350	\$15,649	
8	1440 Site Acquisition	\$0	\$0	\$0	\$0	
9	1450 Site Improvement	\$22,929	\$22,929	\$22,929	\$0	
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0	
11	1465.1 Dwelling Equipment - Nonexpendable	\$42,000	\$42,000	\$26,080	\$19,072	
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0	
13	1475 Nondwelling Equipment	\$42,500	\$42,500	\$0	\$0	
14	1485 Demolition	\$0	\$0	\$0	\$0	
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0	
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0	
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0	
18	1498 Mod Used for Development	\$0	\$0	\$0	\$0	
19	1502 Contingency (may not exceed 8% of line 20)	\$507,970	\$362,257	\$362,257	\$0	
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$998,816	\$998,816	\$940,396	\$381,054	
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0	
22	Amount of line 20 Related to Section 504 Compliance	\$0	\$0	\$0	\$0	
23	Amount of line 20 Related to Security	\$0	\$0	\$0	\$0	
24	Amount of line 20 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0	
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report.						
Signature of Executive Director and Date.			Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Operations							
PHA-Wide	-Operations	1406	LS	\$199,763	\$199,763	\$199,763	\$194,030	work completed
	Total for Account 1406			\$199,763	\$199,763	\$199,763	\$194,030	
	Management Improvements							
PHA-Wide	-Resident Services Coordinator	1408	LS	\$46,000	\$91,713	\$91,713	\$47,236	work completed
PHA-Wide	-Resident Services Coordinator Assistant	1408	LS	\$0	\$20,000	\$20,000	\$0	work completed
PHA-Wide	-PHA Staff/Commissioner Training	1408	LS	\$0	\$0	\$0	\$0	work completed
PHA-Wide	-Resident Training	1408	LS	\$0	\$40,000	\$40,000	\$0	work completed
PHA-Wide	-Develop 5 Year Agency Plan/Update Policies	1408	LS	\$4,600	\$4,600	\$4,600	\$5,063	work completed
PHA-Wide	-Update Utility Allowances	1408	LS	\$3,450	\$3,450	\$3,450	\$1,750	work completed
PHA-Wide	-Resident Initiatives/Entrepreneurship Program	1408	LS	\$0	\$0	\$0	\$0	work completed
PHA-Wide	-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche Files)	1408	LS	\$0	\$40,000	\$40,000	\$0	work completed
	Total for Account 1408			\$54,050	\$199,763	\$199,763	\$54,049	
	Administration							
PHA-Wide	-Facilities Manager (100%) Including 33 % Fringe	1410	LS	\$76,932	\$76,932	\$76,932	\$76,932	
PHA-Wide	-Executive Director	1410	LS	\$5,300	\$5,300	\$5,300	\$5,300	
PHA-Wide	-Deputy Executive Director	1410	LS	\$2,960	\$2,960	\$2,960	\$2,960	
PHA-Wide	-General Services Manager	1410	LS	\$3,230	\$3,230	\$3,230	\$3,230	
PHA-Wide	-Accounting Technician (12%) Including 33% Fringe	1410	LS	\$4,894	\$4,894	\$4,894	\$4,894	
PHA-Wide	-Accounting Clerk II (12%) Including 33% Fringe	1410	LS	\$4,938	\$4,938	\$4,938	\$4,938	
	Total for Account 1410			\$98,254	\$98,254	\$98,254	\$98,254	
	Fees and Costs							
PHA-Wide	-A&E Design Fee	1430	LS	\$0	\$0	\$0	\$0	
PHA-Wide	-Capital Fund Program Update Fee	1430	LS	\$6,350	\$6,350	\$6,350	\$6,350	
	Master Planning Fees	1430	LS	\$25,000	\$25,000	\$25,000	\$9,299	
	Total for Account 1430			\$31,350	\$31,350	\$31,350	\$15,649	
	Site Improvements							
PHA-Wide	Contract for sewer jetting at all developments	1450	LS	\$0	\$0	\$0.00	\$0.00	
CA044-02	Sewer Lift System Upgrades	1450	LS	\$5,733	\$5,733	\$5,733	\$0.00	
CA044-08	Sewer Lift System Upgrades	1450	LS	\$5,732	\$5,732	\$5,732	\$0.00	defer to later years
CA044-18	Sewer Lift System Upgrades	1450	LS	\$5,732	\$5,732	\$5,732	\$0.00	
CA044-25	Sewer Lift System Upgrades	1450	LS	\$5,732	\$5,732	\$5,732	\$0.00	
CA044-28	Renovate basketball court and add lighting	1450	LS	\$0	\$0	\$0.00	\$0.00	
	Total for Account 1450			\$22,929	\$22,929	\$22,929	\$0	

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

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

Signature of Executive Director and Date

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

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

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<u>Dwelling Structures</u>								
CA044-02	Install energy efficient double pane windows	1460	174	\$0	\$0	\$0	\$0	
CA044-02	Install security screens on windows	1460	174	\$0	\$0	\$0	\$0	
CA044-02	Replace roofs	1460	15 Bldgs.	\$0	\$0	\$0	\$0	
CA044-04	Install energy efficient double pane windows	1460	112	\$0	\$0	\$0	\$0	
CA044-04	Install security screens on windows	1460	112	\$0	\$0	\$0	\$0	
Total for Account 1460				\$0	\$0	\$0	\$0	
<u>Dwelling Equipment</u>								
PHA-Wide	Replace stoves	1465.1	50 ea	\$11,000	\$11,000	\$1,702	\$1,702	Jun-08
PHA-Wide	Replace refrigerators	1465.1	50 ea	\$11,000	\$11,000	\$1,011	\$1,011	Jun-08
PHA-Wide	Replace existing smoke detectors (Phase 1)	1465.1	900 ea	\$20,000	\$20,000	\$23,367	\$16,359	Jun-08
Total for Account 1465.1				\$42,000	\$42,000	\$26,080	\$19,072	
<u>Non-Dwelling Structures</u>								
PHA-Wide	Purchase Building at 147 W. Main Street for Central Office	1470	LS	\$0	\$0	\$0	\$0	
PHA-Wide	Convert Existing Maintenance Shop to be used as a Community Center (Phase 1)	1470	LS	\$0	\$0	\$0	\$0	
	Renovations for Central Office at 147 W. Main Street (Phase 2)	1470	LS	\$0	\$0	\$0	\$0	
Total for Account 1470				\$0	\$0	\$0	\$0	
<u>Non-Dwelling Equipment</u>								
PHA-Wide	-Computer and radio upgrades	1475	LS	\$0	\$0	\$0	\$0	
PHA-Wide	-Purchase sewer jetting equipment	1475	LS	\$0	\$0	\$0	\$0	
PHA-Wide	-Purchase Maintenance Tools	1475	LS	\$0	\$0	\$0	\$0	
	Purchase Maintenance Truck with Utility Bed	1475	LS	\$42,500	\$42,500	\$0	\$0	truck ordered 4/08 (~30,000)
Total for Account 1475				\$42,500	\$42,500	\$0	\$0	
<u>Contingency</u>								
PHA-Wide	-Contingency for Construction Cost Overruns	1502	LS	\$507,970	\$362,257	\$362,257	\$0	funds expended. Awaiting approval for reprogramming to appropriate lines
Total for Account 1502				\$507,970	\$362,257	\$362,257	\$0	
Capital Fund Program Grant Total				\$998,816	\$998,816	\$940,396	\$381,054	

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

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

Signature of Executive Director and Date

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

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

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
CA044-02 EI Rio Villa I	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
CA044-04 EI Rio Villa I	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
CA044-08 EI Rio Villa II	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
CA044-18 EI Rio Villa III	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
CA044-25 EI Rio Villa IV	6/30/2008	7/17/2008		6/30/2010	7/17/2010		
CA044-25 EI Rio Villa IV	6/30/2008	7/17/2008		6/30/2010	7/17/2010		

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

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

Signature of Executive Director and Date

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

YOLO COUNTY HOUSING - YCH
BUDGET SUMMARY FOR ALL CORE
PROGRAMS & SPECIAL PROGRAMS
 July 1, 2007 - June 30, 2008

	Approved Revision							AGENCY WIDE TOTALS	New Hope Cottonwood	Kentucky Comm Prog
	COCC	New Hope	LIPH AMP	HCV Program Admin	HCV Program HAP Only	Capital Funds 2007	Migrant Programs			
REVENUE										
Rental Income - Commercial Tenants		26,875								
Rental Income - Residential Tenants		299,000	1,916,530							
LIPH Bookkeeping Fees, (\$7.50 PUM)	36,124	-						33,000		2,248,530
LIPH Mgmt Fees, (\$52.01 PUM)	250,166	-								299,000
LIPH Asset Mgmt Fees, (\$10.00 PUM)	52,866	-								250,166
HAP Funds					7,921,366					52,866
Administrative Fees				842,000						7,921,366
Fraud Income				5,000						842,000
Cottonwood - Mgmt Fees & Salary Reimbursement	35,275									5,000
Capital Fund - 1406 Operations Transfer In										35,275
Capital Fund - 1408 Mgmt Inmr Contribution										90,090
Capital Fund - 1410 Admin Costs Contribution	87,015									129,087
Capital Fund - 1470 Debt Service at 80% of Costs	205,019									87,015
GRANT - Capital Funds - 2007					1,022,392					205,019
HCV Program - Mgmt Fees, (\$12.00 PUM)	190,000									1,022,392
HCV Program - Bookkeeping Fees, (7.50 PUM)	118,800									190,000
HCV Program - Rent for Office Space	60,000									118,800
Migrant Center Program - 10% Management Fees	154,803									60,000
Migrant Rehab Projects (Madison) Admin Fees	24,000									154,803
Migrant Rehab Projects (Dixon) Admin Fees	25,041									24,000
Other Funding Subsidies		12,653	589,016							25,041
Interest Income	5,400	2,000		10,000			1,719,887			589,016
Inspection Charges to other PHAs				10,000				1,500		1,732,440
YMCA Rent		28,000								24,000
Other Income	3,850	29,550								10,000
LIPH Fee For Service - Trash Collection	172,320									28,000
Total Revenue	\$ 1,421,500	\$ 349,678	\$ 2,789,173	\$ 873,000	\$ 7,921,366	\$ 1,022,392	\$ 1,719,887	\$ 34,500		\$ 10,231,505
										\$ 319,553
										\$ 30,125
EXPENSES										
Administrative Salaries	\$ 391,578	27,500	\$ 148,000	\$ 235,000		97,015	450,243		\$ 1,310,338	\$ 27,500
Administrative Benefits	120,000	12,000	85,500	145,000			291,384		623,884	12,000
Legal Fees	5,000	1,000	19,000	2,500				100,000	27,600	1,000
Litigation	50,000								50,000	
Fair Housing Annual Retainer			5,000	5,000					10,000	
Staff Training	10,000	500	7,500	10,000		8,000		1,000	37,000	
Travel / Meeting	5,000		4,250	1,000			2,450		12,700	500
Dues/Subscriptions/Memberships	5,000		2,775	4,000				250	12,025	
Criminal Background Checks				4,500					9,500	
Accounting & Auditing Fees	60,000	1,700	30,000	46,300			4,000		172,000	1,700
Computer Support - Tenmaast Software & Support	20,000	4,000							24,000	4,000
Computer Network & PC support	16,000		26,000	10,000	10,000			500	61,500	
Telephone	20,000	3,500	21,500	6,000			11,000	150	82,150	3,500
Office Supplies	10,000	2,000	5,450	15,000			2,100	150	34,700	2,000
Office Equipment Leases & Small Purchases	15,000		18,250	15,000					48,250	
Office Machines			500						500	
Postage	11,000		5,250	13,000					29,250	
Contract Services	4,500			55,000		77,500			137,000	
Management Fee & Salary Reimb to COCC (\$52.01)		35,275	250,166	190,000			154,803	1,143	631,487	35,275
Bookkeeping Fee to COCC (\$7.50)			36,124	118,800					164,924	
ASSET Management to COCC (\$10)			52,866						52,866	
COCC - Rent for Office Space				60,000					60,000	
Property Taxes & Assessments		23,150							23,150	15,000
Other Administrative Expenses (Sundry)	10,000	1,250	4,000	3,000		97,015		500	115,765	1,200
Total Administrative Expense	\$ 752,078	\$ 111,875	\$ 727,031	\$ 839,080	\$ -	\$ 289,530	\$ 685,980	\$ 3,793	\$ 3,709,007	\$ 103,675
Tenant Services										
Resident Services & Salaries			\$ 63,046			90,114			\$ 153,160	
Benefits			25,500						25,500	
Resident Services - Materials			13,500			8,000	600		22,100	
Total Tenant Services			\$ 102,046			\$ 98,114	\$ 600		\$ 200,760	
HAP PAYMENTS					\$ 7,921,366					
Utilities										
Water	\$ 5,000	15,110	\$ 130,100				\$ 185,780	2,855	338,845	\$ 12,000
Electricity	20,000	8,575	104,250				186,950	100	317,875	8,500
Gas	3,000	1,175	13,650					50	17,875	1,500
Sewer	1,500	18,550	116,500					6,100	141,650	1,500
Total Utilities	\$ 29,500	\$ 41,410	\$ 364,500	\$ -	\$ -	\$ -	\$ 372,730	\$ 8,105	\$ 816,245	\$ 16,000
Maintenance										
Maintenance Salaries	\$ 101,500	7,500	\$ 167,250						\$ 276,250	\$ 7,500
Maintenance Employee Benefits	69,750		108,750						178,500	
Temporary Salaries									0	
Maintenance Materials	5,000	2,000	46,800				11,383		64,983	
Maintenance Lumber & Hardware			17,500				11,403		28,903	2,000
Maintenance Gas & Oil	2,500		15,000	500			7,550		25,550	
Maintenance Trash Collection - Fee for Services			172,320						172,320	
Maintenance Painting & Decorating		1,000	44,000						45,000	1,000
Maintenance Chemical Treatment			37,000						37,000	
Build/Equip/Veh Repairs & Uniforms		5,000	84,133	500		216,670	17,445		305,748	5,000
Maintenance Service Fees - Other									0	
Maintenance Major Equipment Repairs							37,411		37,411	
Maintenance Contract Costs	15,000	15,000	21,000					0,500	60,500	15,000
Maintenance Security Alarm contracts	1,500		2,650						4,150	
Maintenance Minor Rehabilitation/Repairs									0	
Maintenance Grounds		9,150	24,250				3,400		36,800	8,000
Maintenance 44-2 Soccer Field									0	
Maintenance Tree Trimming			14,500			70,000			84,500	
Maintenance Yolo Co. Protection			60,850						60,850	
Maintenance Resident Watering			600						600	
Trash Removal and Landfill Fees		7,000	104,000				52,000	4,000	167,000	7,000
Other Maintenance Costs									14,422	
Trash Truck - Insurance, Fuel, Repairs		13,000							13,000	
Total Maintenance	\$ 208,250	\$ 40,050	\$ 900,703	\$ 1,000	\$ -	\$ 288,670	\$ 155,104	\$ 13,500	\$ 1,613,967	
Insurance		16,000						\$ 2,208	\$ 18,208	\$ 16,000
Insurance - Auto	6,500		18,500	4,800			13,324		43,124	
Insurance - Flood			22,000				27,500		49,500	
Insurance - General Liability	2,500		39,300	20,000			25,249		85,049	
Insurance - Property	7,500	1,930	77,000				40,540		128,970	
Insurance - ERMA	5,000		3,750				3,145		11,895	1,930
Pilot			150,000						150,000	
Flood Control Assessment - West Sac									5,207	
Total General Expense	\$ 21,500	\$ 17,930	\$ 314,757	\$ 24,800	\$ -	\$ -	\$ 109,758	\$ 2,208	\$ 490,951	
Debt Service										
Debt Service - Loan #1 - COCC, \$2,240,000 Loan	\$ 135,000								\$ 135,000	
Debt Service - Loan #2 - COCC, \$180,000 Loan	13,000								13,000	
Debt Service - Loan #3 - COCC, \$480,000 Loan	23,000								23,000	
Debt Service	171,000	\$ 119,042	\$ -	\$ -	\$ -	\$ 205,019	\$ 147,715	\$ 930	\$ 472,708	\$ 119,042
Total Debt Service Costs, (Principal & Interest)	\$ 171,000	\$ 119,042	\$ -	\$ -	\$ -	\$ 205,019	\$ 147,715	\$ 930	\$ 843,700	\$ 119,042
Capital Funds expenditures										
Replacement Reserve Computers & Software						83,600		2,010	86,519	
Replacement Reserve Maint & Office Equip		5,567					48,000		53,567	5,567
Operating Reserve			380,048	7,520					387,568	
Replacement Reserve Vehicles									-	
Reserve for Contingencies		18,640				57,659			76,299	
Total Non-routine Expenses	\$ -	\$ 22,207	\$ 380,048	\$ 7,520	\$ -	\$ 141,659	\$ 48,000	\$ 2,010	\$ 600,851	\$ 18,640
Misc. Adjustments										
Post Retirement Benefits	\$ 30,333								\$ 30,333	
New Hope subsidy										
PERS Amortization extension										
Total Expense	\$ 1,212,001	\$ 359,114	\$ 2,789,173	\$ 873,000	\$ 7,921,366	\$ 1,022,392	\$ 1,719,887	\$ 30,553	\$ 10,028,146	
Net Cash Flow	\$ 208,848	\$ (4,336)	\$ -	\$ -	\$ -	\$ -	\$ 3,847	\$ 203,359	\$ 203,359	\$ 7,107