

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Calexico</u> PHA Code: <u>CA039</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>265</u> Number of HCV units: <u>244</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <u>N/A</u> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	<p>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 for the next five years:</p> <p>The Housing Authority of the City of Calexico's (HACC) mission statement has been adopted to guide the activities of the Housing Authority of the City of Calexico.</p> <p>The HACC's commitment is to serve the citizens of Calexico by:</p> <ul style="list-style-type: none"> • Providing affordable housing opportunities in a safe environment without discrimination. • Being the area's affordable housing of choice, by providing and maintaining quality housing in a cost-effective manner. • Forming effective partnerships, with resident collaboration, that will maximize social and economic opportunities, promoting the residents' self-sufficiency. <p>The mission will be accomplished by a fiscally responsible, creative organization committed to excellence in public service in partnership with the greater community.</p> <p>To provide clean, affordable, quality housing improving the standard of living of the population it serves. Promote Upward Mobility, Self-Sufficiency and Resident Empowerment.</p>				

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The goals and objectives adopted by the Housing Authority of the City of Calexico are:

1. **Goal One:** To manage the Housing Authority of the City of Calexico in a manner that results in full compliance with applicable statutes and regulations as defined by program audit requirements.

Objectives:

- The Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry. To accomplish this, the HACC will ensure that its staff receives timely training, in all areas of property management as required by HUD, in order to provide improved services to all its residents.
- To ensure that each department is in compliance with the PHAS, SEMAP, MTCS and other requirements, timely submissions and quality control will be monitored on a monthly basis.
- The Housing Authority of the City of Calexico shall strive to obtain and sustain a high performer up to the fiscal year ending June 30, 2009 and subsequent years.

2. **Goal Two:** To increase and improve the availability of decent, safe and affordable housing in order to address the affordable housing needs of our community for the next five years, cited as a need in our City's General Plan.

- To adapt the Housing Authority of the City of Calexico's housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessment.

Objectives:

- Increase the availability of affordable housing within the City of Calexico, by 20% of the Housing Authority's existing stock, within the next five years.
- To develop a non-profit housing corporation, if necessary, to seek tax credit and other financing to build new affordable housing units.
- Finalize the sale of Casas del Sol Development, which consist of a total of 50 units by June 30, 2012.
- Buy or build replacement housing for the homes sold under the Casas Del Sol Homeownership program.
- Cooperate and participate with the Calexico Community Redevelopment Agency of the City of Calexico in providing for additional affordable housing stock within the City.
- The HACC will continue to seek other avenues of providing affordable housing, either by buying apartment complexes or by assisting affordable housing partners in building new units.
- The HACC will seek funding to develop more senior projects. It will participate, assist and support the Calexico Community Redevelopment Agency in providing and improving Senior Citizen Affordable units.
- Improve public housing management PHAS scores.
- Improve voucher management SEMAP score.

3. **Goal Three:** Promote fair housing and equal opportunity for all members of our community through outreach and education.

Objectives:

- Use the tenant-based assistance program to expand housing opportunities beyond areas of traditional low-income and minority concentration.
- The Housing Authority of the City of Calexico shall mix its public housing development populations, as much as possible, in relation to ethnicity, race and income.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. Respond to family's needs when they are eligible for housing.
- Reasonable Public Housing unit modifications are provided at no cost to the resident.

4. **Goal Four:** Improve the access of public housing residents to services that support economic development opportunities, quality of life and services in general.

Objectives:

- The Housing Authority of the City of Calexico will establish new partnerships in order to enhance self-sufficiency services to our residents.
- The Housing Authority of the City of Calexico will more effectively utilize its community facilities to provide resident services as measured by increased utilization.
- Apply to at least two appropriate foundations or grant funds to expand our Economic Develop and Family Self-Sufficiency Program.
- The Housing Authority of the City of Calexico shall have an effective, fully functioning resident organization by June 30, 2010.
- The Housing Authority of the City of Calexico shall assist its resident organization in strengthening their organization and helping them update their own mission statement, goals and objectives by June 30, 2010.
- The HACC will seek partners in order to provide additional locations where residents can obtain self-sufficiency services/training.

5. **Goal Five:** Provide a safe and secure environment in the Housing Authority of the City of Calexico's public housing developments. Improve resident and community perception of safety and security in the Housing Authority of the City of Calexico's public housing developments.

Objectives:

- The Housing Authority of the City of Calexico shall reduce crime in its developments so that their crime rate is less than their surrounding neighborhood.
- The Housing Authority of the City of Calexico shall update the memorandum of understanding between the City of Calexico's police department and this agency. The purpose of this is to better define crime that occurs near our developments and develop strategies for identifying and reducing this problem.
- The HACC will seek funding to assist youth activities, summer programs and other crime prevention programs.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ul style="list-style-type: none"> • Attachment A – List of revisions to Public Housing Admissions Policy and HCV Administrative Policy. • Attachment B – Financial Resources • Attachment C – Maintenance Plan • Attachment D – Fiscal Year Audit FYE 06/30/08 • Attachment E – Asset Management Statement <p>Violence Against Women Act (VAWA) The Housing Authority of the City of Calexico provides services to victims of domestic violence. The Sure Helpline Crisis Center provides presentations to the residents on a quarterly basis. The presentations are held at the Hector Mario Esquer Multipurpose Building and at the Escalante Plaza Conference Room.</p> <p>The Housing Authority has literature for the residents at the Housing Department concerning victims of domestic violence. If any of the residents need more assistance the Housing Manager will refer the victims accordingly.</p> <p>Agencies that provide services:</p> <ul style="list-style-type: none"> • Sure Help Line • Catholic Charities • WomenHaven, Inc. / Center for Family Solutions <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ul style="list-style-type: none"> • Housing Authority of the City of Calexico 1006 E. Fifth Street, Calexico, CA 92231
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.</p> <p><u>PUBLIC HOUSING HOMEOWNERSHIP PROGRAM:</u> The Housing Authority has submitted and received approval for a homeownership application under the Public Housing 5(h) Homeownership Program.</p> <p>The Housing Authority shall carry out a homeownership program in accordance with HUD regulations to have the Casas del Sol Public Housing Development available for purchase by low-income families for use as the only principal residence for such families.</p> <p><u>Participating Units</u> The Casas del Sol Public Housing dwelling units, a fifty-unit development, has been designated for homeownership. As of December 2009 there are 12-units left to purchase.</p> <p><u>Eligible Purchasers and Plan Implementation</u> The 5(h) Homeownership Plan approved by the Department of Housing and Urban Development outlines the eligibility, selection and implementation of this homeownership program. The implementation of the plan is contingent upon the practicality of the HUD regulations. The 5(h) Homeownership Plan is provided as part of the supporting documents of the Five-Year Plan.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <ul style="list-style-type: none"> • Attachment F – CFP Annual Statement (signed document F1) • Attachment
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <ul style="list-style-type: none"> • Attachment G – CFP Five-Year Plan
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <ul style="list-style-type: none"> • Attachment H – Housing Needs and Strategies to address Needs
9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Accomplishments (2004-2009)</p> <ul style="list-style-type: none"> • Have purchased security cameras for Escalante Plaza Development in order to improve security. • Have purchased and installed two (2) modular units at Escalante Plaza Development in order to provide additional space to provide services beneficial to our residents. • Worked with the Calexico Police Department in order to establish a citywide Volunteer Security Patrol Units. • Provided training for new HCV Housing Quality Standards Inspectors. Now have 8 certified inspectors. • Provide training for Essentials of Project Based Management and had 5 individuals successfully complete course and pass examination. • Provide training for Uniform Physical Conditions Standards and have 4 individuals successfully complete course and pass examination. • Have sold 38 of 50 units under the Casas Del Sol Homeownership Program. • Replacement of approximately 128 A/C units (central and window units) at Escalante Plaza Development. • Windows replacement at project 39-1A and 39-1B The new windows are energy efficient Dual Glass resulting this in energy savings and reduction in cost for tenants. • Roof repairs at project 39-2 H.W. Going Homes that consist of a heat resistant product that helps to reduce consumption and expenses. • Window replacement at Development H.W. Going Homes 39-2 that consisted in energy efficient windows that help to reduce consumption and expenses. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Definition to be utilized by the Housing Authority of the City of Calexico for "significant amendment" and "substantial deviation/modification" will be the same as HUD has provided. The following changes and or additions will fall under said definition:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list; • Additions of non-emergency work items (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; • Additions of new activities not included in the current PHDEP Plan; • And any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations – Resolution No. 2089-10-04</i> Attachment I & J</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) Attachment K</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) Attachment L</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) Attachment M</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) Attachment N</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Attachment Q</p> <p>(g) Challenged Elements – None</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Attachment F</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Attachment G</p>
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	<p>Additional Certifications included:</p> <ol style="list-style-type: none"> 1. Form HUD-50077-CR: Civil Rights Certification – Attachment O 2. Form HUD-50077-SL: Certification by Local Official of the Plans Consistency with Consolidated Plan – Attachment P 3. Annual Statement/Performance and Evaluation Report CFP/CFPRHF FY 2009; 2008; 2007; 2006; 2005; 2004; Attachment R
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

PHA Plan Update Revision
Element 1
Section 8 Program Administrative Plan
Fiscal Year 2010-2011

Original statement(s)	Revised statement(s)
<p><u>10.4 MOVE OUT/VACATE</u> A move-out inspection will be performed for all tenants moving out of a unit within 10 calendar days at the owner's or tenant's request. (pg. 87)</p>	<p><u>10.4 MOVE OUT/VACATE</u> Eliminate statement (pg. 87)</p>
<p><u>3.2 OPENING/CLOSING OF APPLICATION TAKING</u> When the HA opens the waiting list, the HA will advertise through public notice in the following newspapers, minority publications and media entities, location(s), and program(s) for which applications are being accepted: • Imperial Valley Press • Calexico Chronicle (pg. 27)</p>	<p><u>3.2 OPENING/CLOSING OF APPLICATION TAKING</u> When the HA opens the waiting list, the HA will advertise in newspapers of general circulation, minority publications and media entities, location(s), and program(s) for which applications are being accepted. (pg. 27)</p>
<p><u>4.14 REMOVAL FROM WAITING LIST AND PURGING</u> If an applicant fails to respond to a mailing from the Housing Authority the applicant will be sent written notification and given 15 calendar days to contact the Housing Authority. If they fail to respond within 15 calendar days, they will be removed from the waiting list. (pg. 36)</p>	<p><u>4.14 REMOVAL FROM WAITING LIST AND PURGING</u> If an applicant fails to respond to a mailing from the Housing Authority the applicant will be sent written notification and given 30 calendar days to contact the Housing Authority. If they fail to respond within 30 calendar days, they will be removed from the waiting list. (pg. 36)</p>
<p><u>7.1 METHODS OF VERIFICATION AND TIME ALLOWED</u> <u>Notarized Statement</u> Self-certification/Self-declaration: When third-party verification or review of documents is not possible families will be required to submit a self-certification. Self certification means a notarized statement (pg.57)</p>	<p><u>7.1 METHODS OF VERIFICATION AND TIME ALLOWED</u> <u>Self-certification/Self-declaration: (title change)</u> When third-party verification or review of documents is not possible families will be required to submit a self-certification. (pg.57)</p>

PHA Plan Update Revision
Element 1
Section 8 Program Administrative Plan
Fiscal Year 2010-2011

	<p><u>This Section will be added to existing Policy</u></p> <p><u>Expanding Housing Opportunities</u></p> <p>It is the policy of the Housing Authority of the City of Calexico (HACC) to encourage all owners of rental units within the City of Calexico to participate in the Housing Choice Voucher (HCV). The PHA highly encourage owners of units outside the areas of poverty or minority concentrated areas to participate. The PHA will provide outreach to encourage the aforementioned action. The outreach will be provided by verbal and written communication and by utilizing the available and appropriate media channels and publications. In order to properly address the majority of the rental owners, both Spanish and English language will be utilized.</p> <p>The PHA will further its outreach program by providing potential tenants with a list of rental owner who have shown interest in participating in the HCV, by providing basic rental unit information. The information to be provided the tenant will include, but not limited to, the following:</p> <ol style="list-style-type: none">1) Retail Price;2) Unit address;3) Unit Representative/Owner;4) Unit/Owner phone number;5) Number of Unit bedroom6) Number of Unit bathrooms;7) Responsibility for utilities; &8) Other information <p>It is the policy of the PHA to assist potential tenants in residing through out the entire community and not be discouraged from locating in areas outside of minority or poverty concentrated sites. HACC staff is committed to making sure that this policy is enforced and adhered to.</p>
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PHA Plan Update Revision
Element 1
Admission & Continued Occupancy Policy
Fiscal Year 2010-2011

Original statement(s)	Revised statement(s)
<p><u>9.7 Rent Payments</u></p> <p>The tenant rent is due and payable at the Housing Authority Administration office located 1006 E. Fifth Street, Calexico, CA 92231, on the 1st of every month. If the 1st falls on a weekend or holiday, the rent is due and payable on the first business day thereafter. The has a grace period of five working days.</p> <p>If the payment of rent and other charges due under the lease will be delayed beyond the first day of the month, the tenant must notify the Management by no later the end of the 5th business days before the payment is due.</p> <p>(pg.93)</p>	<p><u>9.7 Rent Payments</u></p> <p>The tenant rent is due and payable at the Housing Authority Administration office located at 1006 E. Fifth Street, Calexico, CA 92231, on the 1st of every month and is delinquent on the 6th of the month.</p> <p>If the payment of rent and other charges due under the lease will be delayed beyond the first day of the month and is not within the tenant's control the tenant must notify the Management by no later then the end of the 5th of the month.</p> <p>(pg.93)</p>
<p><u>9.8 Fees and Nonpayment Penalties</u></p> <p>Rent is delinquent if not received by (5PM) on the fifth (5th) business day of the month a charge will be added to your account. The late charge will not exceed \$5.00 for the first through the fifth day that the rent is not paid, plus \$1.00 for each additional day it remains unpaid, but not to exceed \$30.00 per month. This provision does not create a "grace peiod" for payment of rental obligations under the terms of this Lease. If the fifth (5th) day falls on a weekend or holiday, the rent must be paid in full by 5:00 PM on the next business day.</p> <p>(pg. 94)</p>	<p><u>9.8 Fees and Nonpayment Penalties</u></p> <p>Rent is due by the 5th of the month. A late charge will be added starting on the 6th of the month. The charge will be \$1.00 per day and continue until rent is paid "in full". The late charge will not exceed \$30.00 per month.</p> <p>(pg. 94)</p>
<p><u>8.1 General Statement</u></p> <p>(pg.83)</p>	<p><u>8.1 General Statement</u> (new section)</p> <p>The resident must return the keys for the vacated unit within 24 hours of receiving keys of the new unit. The resident will be charged a daily rate in accordance with the flat rent fee if the keys/security cards are not returned within the required 24 hour period.</p> <p>(insert statement after 4th paragraph pg. 83)</p>

PHA Plan Update Revision
Element 1
Admission & Continued Occupancy Policy
Fiscal Year 2010-2011

Original statement(s)	Revised statement(s)
<p><u>11.7 Absence of Any Member</u> Any member of the household will be considered permanently absent if s/he is away from the unit for 3 consecutive months except as otherwise provided in this Chapter. (pg.119)</p>	<p><u>11.7 Absence of Any Member</u> Any member of the household will be considered permanently absent if s/he is away from the unit for 6 consecutive months except as otherwise provided in this Chapter. (pg.119)</p>
<p><u>11.7 Absence due to Incarceration</u> If the sole member is incarcerated for more than 10 consecutive days, s/he will be considered permanently absent. Any member permanently absent. Any member of the household, other other than the sole member, will be considered permanently absent if s/he is incarcerated for 10 consecutive days. The rent and other consecutive days. The rent and other charges must remain current during this period. (pg.119)</p>	<p><u>11.7 Absence due to Incarceration</u> If the sole member is incarcerated for more than 90 consecutive days, s/he will be considered permanently absent. Any member permanently absent. Any member of the household, other other than the sole member, will be considered permanently absent if s/he is incarcerated for 90 consecutive days. The rent and other consecutive days. The rent and other charges must remain current during this period. (pg.119)</p>
<p><u>11.7 Absence of Adult</u> (pg.120)</p>	<p><u>11.7 Caretaker for Children</u> title change (pg.120)</p>
<p><u>6.6 AVERAGING INCOME</u> (pg.58)</p>	<p><u>6.6 AVERAGING INCOME (Add)</u> Tax returns may be utilized for verification of income. (End of section) (pg.58)</p>
<p><u>7.1 Notarized Statement</u> Self-certification/Self-declaration: When third-party verification or review of documents is not possible, families will be required to submit a self-certification. Self certification means a notarized statement. (pg.68)</p>	<p><u>7.1 Self-certification/Self-declaration: (title Change)</u> When third-party verification or review of documents is not possible, families will be required to submit a self-certification. (pg.68)</p>

PHA Plan Update Revision
Element 1
Admission & Continued Occupancy Policy
Fiscal Year 2010-2011

Original statement(s)	
<p><u>14.3 WRITING OFF DEBTS</u> Debts will be written off if: The debtor is deceased. The debtor is confined to an institution indefinitely or for more than 5 years. The amount is less than \$25.00 and the debtor cannot be located. (pg.141)</p>	<p><u>14.3 WRITING OFF DEBTS FOR PAST TENANTS</u> Debts will be written off if: The debtor is deceased. The debtor is confined to an institution indefinitely or for more than 5 years. The amount is less than \$25.00 and the debtor cannot be located. The debt to be written off is 6 months old and is approved for write off by the Board of Directors. (pg.141)</p>
<p><u>11.7 Absence of Entire Family</u> If the entire family is absent from the unit, with Housing Authority permission, for more than 20 consecutive days, the unit will be considered to be vacant and the Housing Authority will terminate tenancy. (pg.119)</p>	<p><u>11.7 Absence of Entire Family</u> If the entire family is absent from the unit, for more than 30 calendar days, without the approval of the Housing Authority, the Housing Authority will terminate tenancy. (pg.119)</p>
<p><u>11.7 Absence of Adult</u> Full time students who attend school away from the home will be treated in the following manner: (pg.120)</p>	<p><u>11.7 Absence of Adult</u> <u>Absence Due to Full-Time Student Status (title added in same section prior to)</u> Full time students who attend school away from the home will be treated in the following manner: (pg.120)</p>
<p><u>7.4 ITEMS TO BE VERIFIED</u> § Social Security Numbers for all family members 6 years of age or older. (pg.69)</p>	<p><u>7.4 ITEMS TO BE VERIFIED</u> § Social Security Numbers for all family members. (pg.69)</p>

2. Statement of Financial Resources
July 1, 2009 through June 30, 2010

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	552,704.00	HACC Operation
b) Public Housing Capital Fund	533,586.00	Physical Improvement & Operation
c) HOPE VI Revitalization	0.00	
d) HOPE VI Demolition	0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,070,256.00	HAP Payments & Operation
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0.00	
g) Resident Opportunity and Self-Sufficiency Grants	0.00	
h) Community Development Block Grant	0.00	
i) HOME	0.00	
Other Federal Grants (list below)	0.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	0.00	
3. Public Housing Dwelling Rental Income		
	724,619.00	HACC Operation
4. Other Income (list below)		
	0.00	
5. Non-federal sources (list below)		
	0.00	
Total resources	2,881,165.00	

Housing Authority of the City of Calexico
Maintenance Plan

The Maintenance Plan for the Housing Authority of the City of Calexico is to maintain and safeguard the assets of the Authority. The Authority consists of 2 Asset Management Properties (AMP). AMP 1 includes the properties known as Rockwood Homes, H.W. Going Homes and Escalante Plaza and consists of 158 units. AMP 2 consists of the properties known as Casas Del Sol, Higuera Homes, Willie Moreno Homes and Heber Homes and contains 108 units. The Maintenance Plan will be utilized by both AMP's.

Annual Dwelling Unit Inspection & Repair Records.

The maintenance personnel in conjunction with the Property Managers will perform physical inspections of all public housing units and the inspection report will be used by the maintenance personnel to generate work orders to complete within 30 days of the inspection date in those cases where maintenance repairs are necessary in the unit to comply with the Uniform Physical Code Standard (UPCS) guidelines.

Copy of work order generated, as a result of the unit inspection will be kept in our files for at least three fiscal years.

Preventive Maintenance Schedule.

A preventive maintenance schedule is prepared to comply with the uniform physical condition standards (UPCS) in at least annual basis and updated when necessary detailing maintenance items to be performed during the fiscal year. All the buildings components and services are included in this preventive maintenance schedule.

The following items will be included in the Preventive Maintenance Schedule: Lighting, stair rails and treads, entry/gate locks, common areas, mailboxes, vehicle gates, trash areas, boilers/water heaters, exterior signage, sewer clean-outs, playground equipment, gutters, parking lots and driveways, landscaping, light sensors, alarm systems, sprinkler systems, roofs, curb painting, building stucco, exterior painting, playground base, sidewalks.

Building and Site System Inspections, Repair and Servicing Reports.

The Asset Management Properties (AMP) maintenance personnel will perform at least on an annual basis physical inspections of all public housing buildings to detect any problem and to take the necessary steps to correct it.

In addition to the annual inspection, maintenance staff is aware of their responsibility to inform of any irregularity observed by them or informed to them by any resident in regards to repairs necessary in any of our buildings.

In any event where a repair is necessary to correct a deficiency or to avoid any possible problem, a work order will be generated reflecting the work performed and

the date when the work was completed. This information will be kept in file for at least three fiscal years.

Extraordinary Repair and Replacement (Non Capital Fund Items).

Extraordinary repair and replacement of equipment will be performed by the maintenance department in accordance of funds availability and the severity of the problem detected.

Extraordinary repairs and replacement of equipment will be planned by Property Managers with the approval of the Executive Director.

Any emergency to replace any equipment will be evaluated and correction will be made as necessary.

Work order will be generated to reflect any work that is performed under these items and copy of those work orders will be kept in file for at least three fiscal years.

Procurement Plan and Schedule for Large Purchases or Contracts

The Property Managers will plan the purchase of any equipment that is necessary for the operation of this department as well as the purchase of any other equipment to be installed in any of our public housing units or buildings.

Large contracts will be planned in conjunction with the Comprehensive Grant Program staff.

All this information will be provided to the executive director for his/her review and approval will be included in the proper budget.

Any procurement for goods or contract services will be in accordance with the HACC procurement policy.

Quality Control Inspection Schedule

Property Managers will prepare a schedule of quality control inspection that will be performed by our maintenance director to ensure that physical inspections are prepared in accordance with HUD's guidelines and requirements.

Documentation to support this quality control inspections will be kept on file for three fiscal years.

Inventory procedures.

Inventory procedures will be performed in accordance to HACC's inventory control policy.

Quality Work Order Control/ Inspection Schedule

Maintenance Personnel will prepare a schedule of Quality Work Order Control Inspection (QWOCI) that will be performed by the Property Managers to ensure that Work Orders have been completed in a satisfactory manner.

Satellite Installation policy

- Prior to any satellite installation you must first notify the Housing Authority management for approval.
- All satellites must be installed and removed only by the satellite firm or qualified professional.
- All work installation shall be subject for inspection by the Housing Authority.
- The resident is responsible for any damages caused to the building by the satellite equipment. (ie.) damaged stucco, broken trim, and damaged roof shingles.
- All satellite equipment must be installed at the rear of the unit fascia board.
- All satellite exterior cables must be properly stapled in a conspicuous manner (ie) under the building eaves along trim edges and attics, or between interior walls with cable box.
- Exterior cable to be drilled into stucco, or wood walls must have cable grommets or silicone sealing.
- No interior cable shall be on floor or along baseboard, crossing the walkway path causing tripping hazards.
- Interior cable must be installed at ceiling edges.
- No satellite equipment shall be installed directly to the roof.
- No satellite shall be installed to the existing equipment (ie.) roof top air conditioners, vent pipes, overhead electric post.

Housing Authority of the City of Calexico
Annual Maintenance Plan

Work Order request:

The work order system shall be included along with the comprehensive non-emergency routine work order that includes all daily work request information.

Preventive Maintenance Annual Schedule:

A preventive maintenance schedule is prepared annually to comply with the Uniform Physical Condition Standards, (UPCS) and is updated when necessary detailing the maintenance items to be performed during the fiscal year. All five (5) inspectable areas are included in this preventive schedule; Property Site/ Building Systems/ Building Exterior/ Dwelling Units and Common Areas. The following items will be performed on a Monthly basis in the Preventive Maintenance Annual Schedule:

PROPERTY SITE:

JANUARY

Fence and Gates:

- Inspect: (repair damaged / falling/leaning/holes/ missing/ paint as needed)

January to December

Grounds:

- cover erosion / rutting ground areas, overgrown / penetrating vegetation (grounds) seed winter grass

FEBRUARY

Mail Boxes and Signs:

- inspect for mailbox missing / damaged / repair /paint as needed

Market Appeal:

- Graffiti cover up / litter clean up

MARCH

Parking Lots:

- inspect for cracks / ponding / potholes / clean parking areas, re numbering / lettering and stripping

Walkways and Steps:

- inspect for broken / missing hand railing / cracks / settlement / heaving / spalling / repair paint as needed

Play Areas and Equipment:

- repair damaged / broken equipment / deteriorated play areas surface / clean play area equipment

Refuse Disposal: (Site)

- Broken damaged enclosure / litter / paint repair walls as needed

APRIL

Dwelling Units

HVAC (Building System)

- A/C preventive maintenance service / point check
- Oil motors / condenser fan / Blower motor
- Coil cleaning
- Electrical components check
- Refrigerant (freon) check
- Indoor filter

Electrical (dwelling units)

- Electrical – Blocked Access to Electrical panels
- Electrical – Burnt Breakers or heated Breakers
- Electrical – Frayed Wiring
- Electrical – Inspect / Repair GFI Outlets
- Electrical – Inspect / Replace broken outlet covers
- Electrical – Inspect / Replace inoperative Smoke Detectors
- Electrical – Inspect / Replace inoperative lights / light switches

MAY

BUILDING EXTERIOR:

- Doors: (Building Exterior)
- damaged frames/ thresholds / trim / damaged locks/ damaged surface (holes / paint / rusting / glass) damaged missing screens/ missing screen / security doors / repair / seal paint as needed
- Roofs: (Building Exterior)
- Damaged / clogged drains (Roofs) / damage fascias paint as needed / damaged vents (Roofs) missing / damaged shingles
- Walls: (Building Exterior)
- cracks / gaps (Walls) missing pieces / holes /spallding (Walls) missing / damaged caulking / stucco/ (Walls) stained peeling / need paint (Walls)
- Lighting: (Building Exterior)
- Broken security light fixtures / bulbs photo-cell lamp shades / (Lighting)
- Windows (Building Exterior)
- Broken / Missing / Cracked frames (windows) Damaged sills / Frames / Caulking / Seals

JUNE

Building System Inspectable Items:

Domestic Water (Building Systems)

- Leaking Central water supply (Domestic Water)
- Misaligned ventilation water heater systems
- Missing Pressure Relief valve or Leaking

- Rust / Corrosion on water heater / vent system

Electrical Systems (Building Systems (Building System))

- Blocked Access / Improper storage
- Heated breakers / or burnt
- Frayed wires
- Missing covers

Fire Protection (Building Systems)

- Inspect / Replace Missing / damaged / Expired Extinguishers (fire protection)

JULY

COMMON AREAS

- Trash collection (Daily)

AUGUST

Electrical (common areas)

- Electrical – Blocked Access to Electrical Panels (common areas)
- Electrical – Burnt Breakers (common areas)
- Electrical – Missing Breakers
- Electrical – Missing covers

SEPTEMBER

Floors (Dwelling Units)

- Replace broken / missing floor covering (Dwelling Units)

Water Heaters (Dwelling Units)

- Inspect / Repair water heaters / misaligned vent pipes / leaking water heaters
- Inspect / Repair water seismic strapping
- Inspect / repair pressure relief valve
- Inspect control valve setting to proper temperature

OCTOBER

Kitchens (Dwelling Units)

- Inspect / Repair Range damage doors / surface burners / gas lines

NOVEMBER

Refrigerator (Dwelling Units)

- Inspect / Repair damaged door seals / missing door seals

DECEMBER

Exhaust Fans (Dwelling Units)

- Inspect / Repair inoperative fan motors / switches / clogged blowers

Cabinets (Dwelling Units)

- Inspect / Repair cabinet doors / missing / damage / missing shelves

Counter tops (Dwelling Units)

- Inspect / Repair damage counter tops with greater than 20% damage or wear

Garbage Disposal (Dwelling Units)

- Inspect / Replace inoperative / leaking disposals

Vacancy Turnaround:

Property Managers shall schedule into the annual maintenance plan and establish the criteria for each vacancy turnaround. The Property Managers is responsible for developing and implementing the work scope that ensures an average turn – around time of seven (7) calendar days. The goal of vacancy turn-around is to prepare a decent, safe, and sanitary unit then lease it to a qualified family as quickly as possible to accomplish the mission of providing such housing to low-income families and to reduce the loss of income for the HA through vandalism or lost rent.

Quality Control Inspection:

Property Manager will prepare a quality control inspection schedule and perform by the Housing Department Occupancy staff to ensure that physical inspection repairs were completed in accordance with HUD's guidelines requirements, documentation to support the quality control inspection will be kept in file for three (3) fiscal years.

Extraordinary Repairs and Replacement (Non-Capital Fund Items).

Extraordinary repairs and replacement of major system (i.e) heating / air conditioning / sewer lines/ electrical panels that constitutes a serious threat to the life, and safety or health of the residents or staff or in the situation that will cause serious damage to the property structure or systems if not repaired within twenty-four (24) hours will be performed by the Maintenance personnel in accordance to the funds availability and the severity of the problem detected. All work shall be planned by the HACC Property Managers and approved by the Executive Director in order to perform the work.

Pest Control Prevention

The Project Managers will prepare a quarterly pest control schedule with the Pest control Contractor for eradication of pest infestation of (German cockroach, American cockroach, fire ants, pavement ants, other ants, spiders, silver fish, rats, mice. The Pest Control Contractor will perform an annual termite physical inspection for all the H.A. properties and provide to the H.A. a report list of damage, findings, and recommendations to the H.A.

HOUSING AUTHORITY OF THE CITY OF CALEXICO



SINGLE AUDIT REPORT

FOR THE YEAR ENDED JUNE 30, 2008



SMITH MARION & CO.
CERTIFIED PUBLIC ACCOUNTANTS

HOUSING AUTHORITY OF THE CITY OF CALEXICO
SINGLE AUDIT REPORT
FOR THE YEAR ENDED JUNE 30, 2008

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Board of Supervisors
Housing Authority of the City of Calexico

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

We have audited the financial statements of the Housing Authority of the City of Calexico (Authority), as of and for the year ended June 30, 2008, and have issued our report thereon dated May 01, 2009. We were engaged and conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authorities internal control over financial reporting.

Our consideration of the internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in the internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified certain deficiencies in internal control over financial reporting that we consider to be significant deficiencies.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the entity's internal control. We consider the deficiencies 2008-1 and 2008-2 described in the accompanying schedule of findings and questioned costs to be significant deficiencies in the internal control over financial reporting.

A material weakness is a significant deficiency, or combination of significant deficiencies that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the entity's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, of the control deficiencies noted above we consider 2008-1 to be a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

The Authority's responses to the findings identified in our audit are described in the accompanying schedule of findings and responses. We did not audit the Authority's response and accordingly, we express no opinion on it.

This report is intended solely for the information and use of the Authority's management, federal awarding agencies, and pass-through entities and is not intended to be used and should not be used by anyone other than these specified parties.


May 01, 2009

**Board of Supervisors
Housing Authority of the City of Calexico**

**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM,
INTERNAL CONTROL OVER COMPLIANCE AND ON THE SCHEDULE OF EXPENDITURES OF
FEDERAL AND STATE AWARDS IN ACCORDANCE WITH OMB CIRCULAR A-133**

Compliance

We have audited the compliance of the Housing Authority of the City of Calexico (Authority) with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133, Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2008. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to the financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Authority's compliance with those requirements.

In our opinion, the Housing Authority of the City of Calexico complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 2008.

Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of the internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

Our consideration of the internal control over compliance was for the limited purposed described in the preceding paragraph and would not necessarily identify all deficiencies in the entity's internal control that might be significant deficiencies or material weaknesses as defined below. However, as discussed below, we identified certain deficiencies in internal control over compliance that we consider to be significant deficiencies.

A control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2008-1 to be significant deficiencies.

A material weakness is a significant deficiency, or combination of significant deficiencies that results in more than a remote likelihood that a material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control. Of the significant deficiencies in internal controls over compliance described in the accompanying schedule of findings and question costs we consider 2008-1 to be material weaknesses.

The Authority's response to the findings identified in our audit are described in the accompanying schedule of findings and question costs. We did not audit the Authority's response and, accordingly, we express no opinion on it.

Schedule of Expenditures of Federal Awards

We have audited the general-purpose financial statements of the Authority as of and for the year ended June 30, 2008, and have issued our report thereon dated May 01, 2009. Our audit was performed for the purpose of forming an opinion on the general-purpose financial statements taken as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by OMB Circular A-133 and is not a required part of the general purpose financial statements. Such information has been subjected to the auditing procedures applied in the audit of the general purpose financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the general purpose financial statements taken as a whole.

This report is intended for the information of the Authority's management, federal awarding agencies, and pass-through entities and is not intended to be used and should not be used by anyone other than these specified parties.



May 01, 2009

HOUSING AUTHORITY OF THE CITY OF CALEXICO
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 JUNE 30, 2008

Federal Grantor/Pass Through Grantor Program Title	Federal CFDA Number	Agency or Pass-Through Number	Federal Expenditure
U.S. Department of Housing And Urban Development			
Public Housing Subsidy	14.850 *	SF-223	\$ 630,218
Public Housing Capital Fund		CA16P039501-03	110,022
Public Housing Capital Fund		CA16P039501-04	198,759
Public Housing Capital Fund		CA16P039501-05	371,832
Public Housing Capital Fund		CA16P039501-06	83,335
Public Housing Capital Fund		CA16P039501-07	159,646
	14.872		923,594
Special Needs Assistance Program	14.235	CA16B913001	78,046
Housing Choice Vouchers	14.871 *	SF-567	1,424,322
Total HUD/Federal Expenditures and Awards			\$ 3,056,180

* Denotes major program.

HOUSING AUTHORITY OF THE CITY OF CALEXICO
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2008

(1) Summary of Significant Accounting Policies Applicable to the Schedule of Expenditures of Federal Awards

Scope of Presentation

The accompanying schedule presents the expenditures incurred (and related awards received) by the Housing Authority of the City of Calexico (Authority) that are reimbursable under federal programs of federal agencies providing financial assistance awards. For the purposes of this schedule, only the portion of program expenditures reimbursable with such federal funds are reported in the accompanying schedule. Program expenditures in excess of the maximum federal or state reimbursement authorized or the portion of the program expenditures that were funded with, state, local or other nonfederal funds are excluded from the accompanying schedule.

Basis of Accounting

The expenditures included in the accompanying schedule were reported on a regulatory basis in accordance with the U.S. Department of Housing and Urban Development (HUD). Expenditures are recognized in the accounting period in which the related liability is incurred. Expenditures reported included any property or equipment acquisitions incurred under the federal program.

The Schedule was prepared from only the accounts of the grant programs and, therefore, does not present the financial position or results of operations of the Authority.

HOUSING AUTHORITY OF THE CITY OF CALEXICO
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2008

SECTION I - Summary of Auditors' Results

Financial Statements

1. Type of Auditor Report on the financial statements: Unqualified.
2. Internal control over financial reporting:
- a. Material weakness identified yes no
- b. Significant deficiencies identified that are not considered to be material weaknesses? yes no
3. Noncompliance material to financial statements? yes no

Federal Awards

4. Internal control over major programs:
- a. Material weakness identified yes no
- b. Significant deficiencies identified that are not considered to be material weaknesses? yes no
5. Type of auditors' report on compliance for major programs: Unqualified.
6. Audit findings noted which are required to be reported under Section __ .510(a) of Circular A-133? yes no

7. Identification of Major Programs:

CFDA Number	Name of Federal Program
14.850	U.S. Department of Housing and Urban Development – Public Housing
14.871	U.S. Department of Housing and Urban Development – Housing Choice Vouchers

8. The Dollar Threshold Used To Distinguish Between Type A and Type B Programs: \$300,000.
9. Auditee qualified as a low-risk auditee? yes no

SECTION II – Financial Statement Findings

2008-1 14.850 Material Audit Adjustments Condition

It appears that at the end of the fiscal year the Authority did not have all financial accounts reconciled. We noted material errors during our fieldwork which had not yet been addressed by the staff. We started our field work in January 2009 and upon completing our fieldwork the client prepared several material adjustments affecting accounts payable and fixed assets.

This was the first year the Authority is required to report under the asset management model and this required extensive changes to the chart of accounts, expense allocations and related reporting. .

Recommendation

The Authority should consider at least temporarily engaging sufficient staff or outside assistance to bring the financial records up to date.

Management's Response

As noted by the auditor, the fiscal year ending 6/30/2008 was the first year that our agency was required to comply with the HUD requirements related to project based accounting and asset management, which includes the assignment of the balances at the end of the mentioned fiscal year, which involves the reclassification of activity related to assets, liabilities and capital. As also mentioned by the auditor, the process on the assignment of the aforementioned balances, resulted in a great number of journal entries that needed to be posted along with the addition new accounts to comply with the requirements related to project based accounting. Currently the Housing Authority of the City of Calexico's general ledger account balances are being reconciled in monthly basis, which will prevent this problem from occurring in the future.

2008-2 Cash Management Condition

The Authority had more than 1 million dollars of cash on hand throughout the year in checking and savings accounts. The Authority has access to a Local Agency Investment Fund (LAIF) account that earned an average of 5 times the interest of the checking and savings accounts the funds were maintained in during the year. We have previously analyzed the cash balances of the Authority and the amount of interest income lost remains significant.

Recommendation

We recommend the Authority invest all surplus cash into the LAIF account to maximize the interest income.

Management's Response

The HACC's funds are currently invested under Treasury Bills, which is one of the HUD approved investment instruments. The current information related to the Housing Authority's investments, was provided and reviewed by HUD staff during the management review that was performed by the HUD staff during their visit to our agency during March 23-27, 2009. After HUD review of our investment documentation, HUD found no problems related to this matter. We will review the aforementioned recommendation for opportunities to increase interest income while providing appropriate security and protection to the Authority.

SECTION III – Federal Award Findings and Questioned Costs**2008-1 14.850 Material Audit Adjustments****Condition**

It appears that at the end of the fiscal year the Authority did not have all financial accounts reconciled. We noted material errors during our fieldwork which had not yet been addressed by the staff. We started our field work in January 2009 and upon completing our fieldwork the client prepared several material adjustments affecting accounts payable and fixed assets.

This was the first year the Authority is required to report under the asset management model and this required extensive changes to the chart of accounts, expense allocations and related reporting. .

Recommendation

The Authority should consider at least temporarily engaging sufficient staff or outside assistance to bring the financial records up to date.

Management's Response

As noted by the auditor, the fiscal year ending 6/30/2008 was the first year that our agency was required to comply with the HUD requirements related to project based accounting and asset management, which includes the assignment of the balances at the end of the mentioned fiscal year, which involves the reclassification of activity related to assets, liabilities and capital. As also mentioned by the auditor, the process on the assignment of the aforementioned balances, resulted in a great number of journal entries that needed to be posted along with the addition new accounts to comply with the requirements related to project based accounting. Currently the Housing Authority of the City of Calexico's general ledger account balances are being reconciled in monthly basis, which will prevent this problem from occurring in the future.

THE HOUSING AUTHORITY OF THE CITY OF CALEXICO
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
FOR THE YEAR ENDED JUNE 30, 2008

2007-1 14.872 Force Labor

Condition

The Housing Authority reported expenditures of approximately \$1,800,000 on the Capital Fund Program as “Force Labor” to HUD. “Force Labor” per 24 CFR is defined as labor employed directly by the PHA on either a permanent or a temporary basis. These amounts were not paid to PHA staff serving as its own contractor but however to a temporary labor firm. No bids were obtained for these services.

Current Status

The Authority is currently in compliance with HUD rules regarding “Force Labor”.

2007-2 14.850 Accounts Receivable Low Rent Public Housing

Condition

The Accounts Receivable Spreadsheet for the Low Rent Public Housing Program is not adequate for this size agency. There are no internal controls or check points used by staff to reconcile the accounts receivable balance, related revenue, and security deposits during the year or during the audit to the general ledger. We noted in our testing of security deposits that apartment numbers do not agree from the accounts receivable register to the security deposit listing. It is cumbersome and difficult to trace back receipts from a prior month and agree the amounts to tenant rent invoices.

Current Status

The Authority has installed a new software system, which has significantly improved the tracking of accounts receivable and security deposits and allowed for functioning internal controls over these areas.

2007-3 14.850 Low Rent Public Housing Aged Receivables

The Authority has several accounts that are over 6 months past due, however these individuals are still tenants and rent is being accrued on these tenants. Further these excessive overdue accounts are highly unlikely to be collected however no bad debt expense has been recorded prior to audit adjustments

Current Status

The Authority is no longer accruing rent on significantly past due accounts and has eliminated the receivable and properly recorded the bad debt expense for former tenants who are uncollectible.

**2007-4 Cash Management
Condition**

The Authority had nearly 1 million dollars of cash on hand through out the year in checking and savings accounts. The Authority also has access to a Local Agency Investment Fund (LAIF) account that earned an average of 5 time the interest of the check and savings accounts the funds were maintained during the year. We analyzed January 2007 through June 30, 2007 cash balances of the Authority. The average balance was \$942,000 and the interest income earned during the entire year was less than \$10,000. Had those funds be invested in the LAIF account the interest potential for six months would have been approximately \$46,200.

Current Status

See Finding 2008-2

**2007-5 Material Audit Adjustments
Condition**

It appears that at the end of the fiscal year the Authority did not have all financial accounts reconciled. We noted material errors during our fieldwork which had not yet been addressed by the staff. We started our field work in January, 2008 and upon completing our fieldwork the client prepared several material adjustments affecting accounts receivable, fixed assets and grant income. The net effect of the audit adjustments was an increase in net income of \$82,833.00.

Current Status

See Finding 2008-1

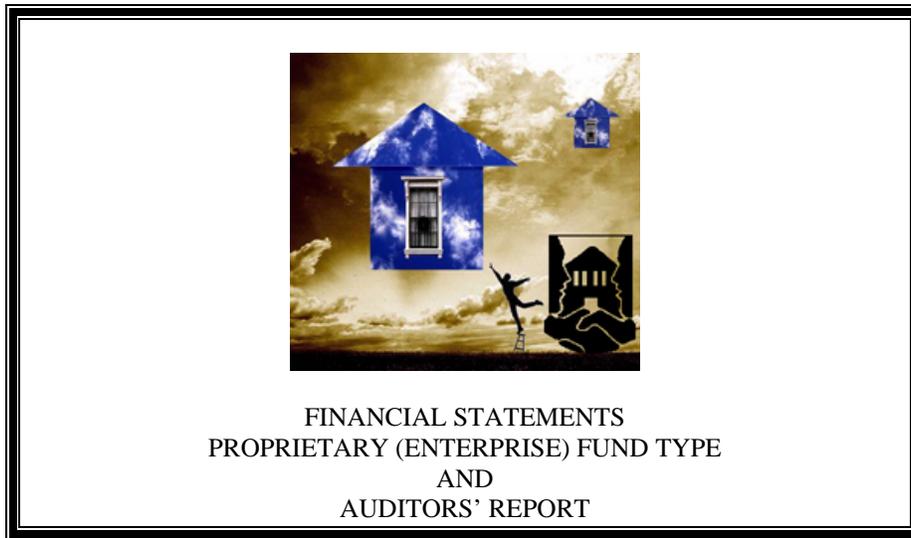
**2007-6 Piggy Back Bidding
Condition**

The Authority purchased several fixed assets during the year using “piggy-back” bids obtained by other government agencies. The purchases appear to be at a fair value, however, based on reviewing the board minutes we could not determine if the board was aware these bids were from a “piggy-back” clause. Further the date of the “piggy-back” clause was on or about the date of the purchases. It appears the agreements were not in place prior to obtaining the bids.

Current Status

The Authority is in compliance regarding bid procedures.

THE HOUSING AUTHORITY OF THE CITY OF CALEXICO



FOR THE YEAR ENDED JUNE 30, 2008



SMITH MARION & CO.
CERTIFIED PUBLIC ACCOUNTANTS

HOUSING AUTHORITY OF THE CITY OF CALEXICO
PROPREITARY (ENTERPRISE) FUND TYPE
FINANCIAL STATEMENTS AND AUDITORS' REPORT
FOR THE YEAR ENDED JUNE 30, 2008

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FINANCIAL INFORMATION

Board of Directors
Housing Authority of the City of Calexico
Calexico, CA

INDEPENDENT AUDITORS' REPORT

We have audited the accompanying financial statements of the Housing Authority of the City of Calexico as of June 30, 2008, as listed in the table of contents. These financial statements are the responsibility of the management of the Housing Authority of the City of Calexico. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Calexico, California as of June 30, 2008, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated May 01, 2009, on our consideration of the Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit

The accompanying management's discussion and analysis on pages 2 through 10 are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was performed for the purpose of forming an opinion on the basic financial statements of the Housing Authority of the City of Calexico taken as a whole. The accompanying supplementary financial information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.


May 01, 2009

CALEXICO HOUSING AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

The Calexico Housing Authority hereinafter referred to as "the Authority" management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues; (b) provide an overview of the Authority's financial activity; (c) identify changes in the Authority's financial position; and, (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current years activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS

- The Authority's Net Assets increased by \$590,163 during 2008. Net Assets were \$5,929,817 and \$6,519,980 for 2007 and 2008, respectively.
- Revenues increased by \$495,678 during 2008. Revenues were \$3,412,834 and \$3,908,512 for 2007 and 2008, respectively.
- The total expenses of all Housing Authority programs decreased by \$150,110. Total expenses were \$3,468,459 and \$3,318,349 for 2007 and 2008, respectively.

USING THIS ANNUAL REPORT

The Report includes three major sections, the “Management’s Discussion and Analysis (MD&A)”, “Basic Financial Statements”, and “Other Required Supplementary Information”:

MD&A

~ Management’s Discussion
and Analysis ~

Basic Financial Statements

~ Authority-wide Financial Statements ~
~ Notes to Financial Statements ~

Other Required Supplementary Information

~ No required supplementary information other than the MD&A is included~
~Other supplementary information is provided in a separate section~

The primary focus of the Authority’s financial statements is on the Authority as a whole as much as the major individual funds. Both perspectives allow the user to address relevant questions, broaden a basis for comparison (year to year or Authority to Authority) and enhance the Authority’s accountability.

Authority-Wide Financial Statements

The Authority-wide financial statements are designed to be corporate-like in that all business type activities are consolidated columns for the entire Authority.

These Statements include a Statement of Net Assets, which is similar to a Balance Sheet. The Statement of Net Assets reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equals “Net Assets”, formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as “Current” (convertible into cash within one year), and “Non-current”.

The focus of the Statement of Net Assets (the “Unrestricted Net Assets”) is designed represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Assets (formerly equity) are reported in three broad categories:

Net Assets, Invested in Capital Assets, Net of Related Debt: This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Assets: This component of Net Assets consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Assets: Consists of Net Assets that do not meet the definition of “Net Assets Invested in Capital Assets, Net of Related Debt”, or “Restricted Net Assets”.

The Authority-wide financial statements also include a Statement of Revenues, Expenses and Changes in Fund Net Assets (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as capital grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in Fund Net Assets is the “Change in Net Assets”, which is similar to Net Income or Loss.

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

Fund Financial Statements

The Authority uses the Enterprise fund basis for accounting, which utilizes the full accrual basis. The Enterprise method of accounting is similar to accounting used by the private sector for accounting.

The Authority's Programs

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Housing Choice Voucher Program – Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Other Non-major Funds – In addition to the major funds above, the Authority also maintains the following non-major funds. Non-major funds are defined as funds that have assets, liabilities, revenues, or expenses of at least 5% or more of the Authority's total assets, liabilities, revenues or expenses:

Supportive Housing Program – a grant program funded by the Department of Housing and Urban Development that provides temporary housing and other services to homeless families.

AUTHORITY-WIDE STATEMENTS

Statement of Net Assets

The following table reflects the condensed Statement of Net Assets compared to prior year. The Authority is engaged only in Business-Type Activities.

TABLE 1

STATEMENT OF NET ASSETS

	2008	2007
Current and Other Assets	\$3,135,733	\$2,800,372
Capital Assets	3,886,527	3,771,820
Total Assets	<u>7,022,260</u>	<u>6,572,192</u>
Current Liabilities	381,217	538,980
Long-Term Liabilities	121,063	103,398
Total Liabilities	<u>502,280</u>	<u>642,378</u>
Net Assets:		
Invested in Capital Assets, Net of Related Debt	3,886,527	3,771,820
Restricted	378,702	173,589
Unrestricted	2,254,751	1,984,405
Total Net Assets	<u>\$6,519,980</u>	<u>\$5,929,814</u>

Major Factors Affecting the Statement of Net Assets

Current and other assets increased by \$335,361, mainly due to an increase in restricted cash for the Housing Choice Voucher Program for HAP revenues received in excess of HAP expenses. Liabilities decreased by \$140,098, mainly due to a decrease in Accounts Payable due to Other Governments, as of June 30, 2008.

Net fixed assets increased by \$114,707, which accounts for the total amount of fixed asset purchases reduced by current year depreciation. For more information see Table 4 below.

Table 2 presents details on the change in Unrestricted Net Assets

TABLE 2
CHANGE OF UNRESTRICTED NET ASSETS

Unrestricted Net Assets as of June 30, 2007	<u>\$ 1,984,405</u>
Results from Operations	590,163
Adjustments:	
Depreciation (1)	494,723
Funding Provided for Capital Grants (2)	(609,428)
Restricted HAP Revenue (3)	<u>(205,112)</u>
Adjusted Results from Operations	<u>270,346</u>
Unrestricted Net Assets as of June 30, 2008	<u><u>\$ 2,254,751</u></u>

(1) Depreciation is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Assets

(2) Funding provided for capital grant hard costs, pursuant to GASB 33, is reported as revenue. However, the revenue is absorbed by the associated capital expenditures and therefore does not increase Unrestricted Net Assets.

(3) Housing Assistance Payments (HAP) Revenue received from HUD in excess of HAP expenses incurred is reported as net income. However, the excess revenue is treated as Restricted Net Assets and therefore does not increase Unrestricted Net Assets.

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Assets provides a clearer measure in financial well being.

TABLE 3

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

The following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged only in Business-Type Activities.

	2008	2007
Revenues		
Tenant Revenue – Rents and Other	\$ 708,967	\$ 762,803
Operating Subsidies and Grants	2,446,752	2,204,198
Capital Grants	609,428	272,674
Other Revenues	143,365	173,159
Total Revenue	<u>3,908,512</u>	<u>3,412,834</u>
Expenses		
Administrative	983,083	1,085,092
Tenant Services	1,595	2,187
Utilities	58,248	53,947
Maintenance	498,862	578,148
General	211,269	256,663
Housing Assistance Payments	1,070,569	1,007,588
Depreciation	494,723	484,834
Total Expenses	<u>3,318,349</u>	<u>3,468,459</u>
Net Increase (Decrease)	<u>\$ 590,163</u>	<u>\$ (55,625)</u>

Major Factors Affecting the Statement of Revenue, Expenses and Changes In Net Assets

Revenues increased by \$495,678, mainly due to increases in HUD Operating Subsidies and HUD Capital Grants.

Expenses decreased by \$150,110, mainly due to decreases in Administrative, Maintenance, and Other General Expenses.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of the end of 2008, the Authority had \$3,886,527 invested in a variety of capital assets as reflected in the following schedule.

TABLE 4
CAPITAL ASSETS AT YEAR-END
(NET OF DEPRECIATION)

	2008	2007
Land and land rights	\$ 394,780	\$ 394,780
Buildings	16,803,187	16,193,759
Equipment – Administrative	432,847	432,847
Accumulated Depreciation	<u>(13,744,287)</u>	<u>(13,249,564)</u>
Total	<u>\$3,886,527</u>	<u>\$3,771,822</u>

The Capital Assets were consistent in most categories, except for Buildings, which increased by \$609,428 as a result of acquisitions, net of retirements. Accumulated Depreciation increased by \$497,723, for current year Depreciation Expense and dispositions.

The following reconciliation summarizes the change in Capital Assets.

TABLE 5
CHANGE IN CAPITAL ASSETS

	Business Type Activities
Beginning Balance	\$3,771,822
Additions, Net of Retirements	609,428
Depreciation and Amortization	<u>(494,723)</u>
Ending Balance	<u><u>\$3,886,527</u></u>

Debt

Other than routine payables and other accrued liabilities, the Authority did not have debt outstanding as of June 30, 2007 or 2008.

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding provided by Congress to the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs

FINANCIAL CONTACT

The individual to be contacted regarding this report is Ruth Ramirez, of the Calexico Housing Authority, at (760) 357-3013. Specific requests may be submitted to the Calexico Housing Authority, 1006 East Fifth Street, Calexico, CA, 92231.

HOUSING AUTHORITY OF THE CITY OF CALEXICO
PROPRIETARY (ENTERPRISE) FUND TYPE
COMBINED STATEMENT OF NET ASSETS
JUNE 30, 2008

ASSETS

Current Assets

Cash	\$ 2,969,834
Accounts receivable (Net)	141,864
Inventory	<u>24,035</u>
Total Current Assets	3,135,733

Land, structures, and equipment (net)	<u>3,886,527</u>
TOTAL ASSETS	<u>7,022,260</u>

LIABILITIES

Current Liabilities

Accounts payable	219,199
Deferred revenue	91,645
Accrued payroll	20,223
Tenants security deposits	<u>50,150</u>
Total Current Liabilities	<u>381,217</u>

Noncurrent Liabilities

Funds held in trust	36,810
Compensated absences payable	<u>84,253</u>
Total Noncurrent Liabilities	<u>121,063</u>
TOTAL LIABILITIES	<u>502,280</u>

NET ASSETS

Investment in capital assets, net of related debt	3,886,527
Restricted	378,702
Unrestricted	<u>2,254,751</u>
TOTAL NET ASSETS	<u>\$ 6,519,980</u>

HOUSING AUTHORITY OF THE CITY OF CALEXICO
PROPRIETARY (ENTERPRISE) FUND TYPE
COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED JUNE 30, 2008

REVENUES

Operating Revenues

Dwelling rental	\$ 708,967
Contributions	3,056,180
Other revenues	<u>130,668</u>
Total Operating Revenues	<u><u>3,895,815</u></u>

EXPENSES

Operating Expenses

Administrative	983,083
Tenant services	1,595
Utilities	58,248
Maintenance & operation	498,862
General expenses	211,269
Housing assistance payments	1,070,569
Depreciation	<u>494,723</u>
Total Operating Expenses	<u><u>3,318,349</u></u>
Operating Income (Loss)	<u><u>577,466</u></u>

Nonoperating Revenues (Expenses)

Investment income	<u>12,697</u>
Total Nonoperating Revenues (Expenses)	<u><u>12,697</u></u>

Change in net assets	590,163
Net Assets - beginning	5,929,817

HOUSING AUTHORITY OF THE CITY OF CALEXICO
PROPRIETARY (ENTERPRISE) FUND TYPE
COMBINED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2008

CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 720,061
Receipts from grants	3,010,190
Payments to suppliers	(808,311)
Payments to employees for services	(836,721)
Payments for housing assistance	<u>(1,070,569)</u>
Net Cash Provided (Used) By Operating Activities	<u>1,014,650</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchase of capital assets (net of soft costs)	<u>(609,429)</u>
Net Cash Provided (Used) By Financing Activities	<u>(609,429)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Net proceeds from New Development	(48,260)
Investment income	<u>12,697</u>
Net Cash Provided (Used) By Investing Activities	<u>(35,563)</u>
Net Increase (Decrease) In Cash	369,658
CASH AND CASH EQUIVALENTS - Beginning of Year	<u>2,600,176</u>
CASH AND CASH EQUIVALENTS - Ending of Year	<u><u>\$ 2,969,834</u></u>
Reconciliation of Operating Income (Loss) to Net Cash Provided	
(Used) by Operating Activities	
Operating Income (Loss)	\$ 577,466
Adjustment to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	494,723
Changes in net assets and liabilities:	
Accounts receivable (Net)	82,559
Accounts payable	(6,397)
Deferred income	(104,724)
Compensated absences	7,978
Due to other governments	(45,989)
Accrued payroll	(105)
Tenant funds	<u>9,139</u>
Total Adjustments	<u>437,184</u>
Net cash used by operating activities	<u><u>1,014,650</u></u>

HOUSING AUTHORITY OF THE CITY OF CALEXICO

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2008

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Reporting Entity

The Housing Authority of the City of Calexico (Authority), operates as a public authority whose primary goal is to provide decent, safe and sanitary housing in a suitable living environment of families that cannot afford private housing that comply with housing quality standards. The Authority is not a component unit and has no component units

The Authority as a reporting entity operates the following programs:

Public Housing Authority (PHA) Owned Housing Program - Annual Contribution Contract SF-223 (274 Units)

Section 8 Housing Assistance Payment Program – Annual Contribution Contract SF-567 (244 units)

(b) Basis of Accounting

The books of accounts are maintained on the accrual basis of accounting. Revenues are recognized in the accounting period in which they are earned and become measurable; expenses are recognized in the period incurred.

The basic financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP). The Authority applies all applicable Financial Accounting Standards Board (FASB) Statements and Accounting Principles Board (APB) Opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict Governmental Accounting Standards Board (GASB) pronouncements, in which case, GASB prevails.

(c) Proprietary Fund Type

Proprietary funds use the economic resources measurement focus. The accounting objectives are determination of net income, financial position, and cash flows. All assets and liabilities associated with a proprietary fund's activities are included on its statement of net assets.

In addition, the accounting records of the Authority are organized on the basis of funds. Each of the Authority's programs is accounted for in a separate fund.

The basic accounting and reporting entity is a "fund." A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts, including resources, related liabilities, obligations, reserves and equities segregated for the purpose of carrying out specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations.

(d) Revenues

Operating revenues are recognized in the accounting period in which they are earned and become measurable. Intergovernmental grant revenue received for capital acquisitions or construction is reported as operating revenues. Revenues are also derived from dwelling rental income and operating subsidies from HUD.

(e) Expenses

Expenses are recognized in the accounting period in which the related liability is incurred.

(f) Cash and Investments

Investments are reported in the accompanying statement of net assets at fair value.

Changes in fair value that occur during a fiscal year are recognized as investment income reported for that fiscal year. Investment income includes interest earnings, changes in fair value, and any gains or losses realized upon the liquidation, maturity, or sale of investments.

The Authority pools its available cash for investment purposes. The Authority's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturity of three months or less from the date of acquisition. Cash and cash equivalents are combined with investments and displayed as cash and investments.

The Authority participates in an investment pool managed by the State of California titled Local Agency Investment Fund (LAIF) which has invested a portion of the pool funds in Structured Notes and Asset-backed Securities. LAIF's investments are subject to credit risk with the full faith and credit of the State of California collateralizing these investments. In addition, these Structured Notes and Asset-backed Securities are subject to market risk as to change in interest rates.

(g) Fixed Assets

Land, structures, equipment, development projects, and modernization costs are stated at cost. Gifts or contributions of capital assets are recorded at fair market value when received. Depreciation is recorded using the straight-line method over the estimated useful life of the asset. Estimated useful lives range from 5-40 years. Fixed assets that cost \$5,000 or more are capitalized. Major maintenance activities are expenses in the period incurred.

The Authority had no infrastructure at June 30, 2008.

(h) Employee Leave Benefits

The Authority accrues unused vacation, compensatory time and vested sick leave, as regulated and described in the personnel manual. At June 30, 2008, the total unused vacation, compensatory time and vested sick leave was approximately \$84,253.

(i) Inventories

Inventory is valued at the lower of cost using first-in, first-out or market value and consists of expendable supplies held for consumption. Inventories are recorded using the consumption (capitalization) method.

(j) Interfund Transactions

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds."

(k) Net Assets

Net assets are classified in the following categories:

Invested in Capital Assets, Net of Related Debt – This amount consists of capital assets net of accumulated depreciation and reduced by outstanding debt that attributed to the acquisition, construction, or improvement of the assets.

Restricted Net Assets – This amount is restricted by external creditors, grantors, contributors, laws or regulations of other governments.

Unrestricted Net Assets - This amount is all net assets that do not meet the definition of "invested in capital assets, net of related debt" or "restricted net assets."

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

(l) Use of Estimates

The preparation of the basic financial statements in conformity with generally accepted accounting principles requires management to make estimated and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities. In addition, estimates affect the reported amount of expenses. Actual results could differ from these estimates and assumptions.

2. **CASH AND INVESTMENTS**

Cash and investments as of June 30, 2008 are classified in the accompanying financial statements as follows:

Combined Statement of Net Assets:	
Cash	\$ 2,969,834
Certificate of deposits	-
Total cash and certificates of deposits	<u>\$ 2,969,834</u>
Cash and investments as of June 30, 2008 consisted of the following:	
Deposits with financial institutions	\$ 1,455,370
Petty cash	250
Investments (LAIF)	<u>1,514,214</u>
Total Cash and investments	<u>\$ 2,969,834</u>

Required Note Disclosure

Acknowledging that deposits and investments of state and local governments are subject to various risks, the Governmental Accounting Standards Board Statement 40 (GASB 40) requires note disclosures about investment policies and five deposit and investment risks identified as custodial credit risk, credit risk, concentration of credit risk, interest rate risk and foreign currency risk.

Investment Policy

In July 2002, the Board of Commissioners of the Housing Authority formally adopted the Investment Policy still in effect for the Housing Authority as of June 30, 2008. This Investment Policy identifies the specific types of deposits and investments which are authorized by that Investment Policy, by the Department of Housing and Urban Development (HUD) and by the California Government Code (CGC).

The Investment Policy of the Housing Authority does not name the five specific deposit and investment risks identified by GASB 40, but this Investment Policy does address these risks in principal by stating that it shall be the policy of the Housing Authority to invest funds in a manner which will provide the maximum safety, liquidity and reasonable investment return while meeting the daily cash flow demands of the Housing Authority and conforming to all statutes governing the investment of Housing Authority funds.

Authorized Types of Deposits and Investments

All types of deposits with financial institutions and all types of investments made by the Housing Authority during Fiscal Year 2008 were authorized by its own Investment Policy, by HUD and by the CGC. The type and value of these deposits with financial institutions and investments as of June 30, 2008 are identified below.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Deposits with Financial Institutions

Demand Deposit Accounts	FDIC Insured Amount	Amount in Excess	Total Amount	
Wells Fargo	\$ 100,000	893,267	\$ 993,267	68.24%
Bank of America	34,129	-	34,129	2.34%
Rabo Bank	100,000	327,974	427,974	29.40%
Petty Cash	-	250	250	0.02%
Total Deposits	\$ 234,129	\$ 1,221,491	\$ 1,455,620	100.00%

Disclosure Required for Risks Related to Deposits with Financial Institutions

Custodial Credit Risk

For **deposits**, **custodial credit risk** is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party.

The Investment Policy of the Housing Authority, HUD and the California Government Code do not address legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by state or local government units by pledging securities in an undivided collateral pool held by a depository regulated under state law. The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure such deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

Investments

State Depository Funds		
Local Agency Investment Fund (LAIF)	\$ 1,514,214	100.0%
Total Investments	\$ 1,514,214	100.0%

Disclosure Required for Risks Related to Investments

State Depository Funds

All Housing Authority funds on deposit with the Local Area Investment Fund (LAIF) are subject to the California Government Code (CGC). All securities purchased by the LAIF are purchased under the authority of CGC Section 16430 and 16480.4. CGC Section 16429.3 states that money placed with the state treasurer for deposit in the LAIF shall not be subject to transfer, loan or impoundment by any state official or state agency. CGC Section 16429.4 states that the right of a qualified government agency to withdraw its deposited money from the LAIF upon demand may not be altered, impaired, or denied in any way by any state official or state agency based upon the State's failure to adopt a State Budget by July 1 of each new fiscal year.

Custodial Credit Risk

For **investments**, **custodial credit risk** is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party.

All Housing Authority funds invested in LAIF are subject to the California Government Code and to written debt agreements, respectively, and are not subject to any significant degree of custodial credit risk.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Credit Risk

For **investments**, **credit risk** is the risk that an issuer of an **investment** will not fulfill its obligation to the holder of the investment.

All Housing Authority funds invested in LAIF are subject to the California Government Code and to written debt agreements, respectively, and are not subject to any significant degree of credit risk.

Concentration of Credit Risk

For **investments**, **concentration of credit risk** is the risk associated with the Authority having 5% or more of total investments with any one issuer.

The Housing Authority has 100% of its investments in LAIF, which is subject to the California Government Code which places no limits on the amount of funds the Housing Authority may invest in LAIF.

Interest Rate Risk

For **investments**, **interest rate risk** is the risk that changes in market interest rates will adversely affect the fair value of or cash flow from an investment.

All Housing Authority funds invested in LAIF and any required cash flows from LAIF are subject to the California Government Code and are not subject to any significant degree of interest rate risk.

Foreign Currency Risk

For **investments**, **foreign currency risk** is the risk that changes in the value of foreign currency will adversely affect the fair value of an investment.

All Housing Authority funds invested in LAIF are subject to the California Government Code and to written debt agreements, respectively, and are not subject to any significant degree of foreign currency risk.

3. **ACCOUNTS RECEIVABLE**

Accounts receivable (net) includes tenant receivables (less allowance for bad debt), interest receivable, miscellaneous receivables, and other receivables which include due from other funds (internal) and due from other governments, as following:

Accounts receivable (net)			
Tenant receivables		\$	77,794
Less: allowance for bad debt			(40,569)
Net tenant receivables			<u>37,225</u>
HUD Capital Fund			51,756
Calexico Gardens Apartments			4,513
Miscellaneous Receivable			<u>48,370</u>
Total accounts receivable (net)			<u><u>\$ 141,864</u></u>

4. **INTERFUND TRANSACTION**

As of June 30, 2008 balances of due from/due to were as follows:

	Due from
Due to	Section 8
Public Housing Program	\$ <u>3,975</u>

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

5. **LAND, STRUCTURES, AND EQUIPMENT**

A summary of the land, structures and equipment for the year ended June 30, 2008 is as follows:

	Business-Type Activities (Enterprise Fund)			Ending Balance
	Beginning Balance	Additions	Deletions	
Non-depreciable assets				
Land	\$ 394,780	\$ -	\$ -	\$ 394,780
Construction in progress	498,350	382,377	-	880,727
Total non-depreciable assets	893,130	382,377	-	1,275,507
Depreciable assets				
Buildings and improvements	15,695,409	227,051	-	15,922,460
Equipment	432,847	-	-	432,847
Total depreciable assets	16,128,256	227,051	-	16,355,307
Accumulated depreciation				
Buildings and improvements	(12,868,688)	(480,766)	-	(13,349,454)
Equipment	(380,876)	(13,957)	-	(394,833)
Total accumulated depreciation	(13,249,564)	(494,723)	-	(13,744,287)
Total depreciable assets, net	2,878,692	(267,672)	-	2,611,020
Total capital assets, net	\$ 3,771,822	\$ 114,705	\$ -	\$ 3,886,527

The Authority's depreciation expense for capital asset for the year ended June 30, 2008 was \$494,723.

6. **ACCRUED PAYMENTS-IN-LIEU-OF TAXES**

In connection with the Public Housing Program, the Authority is obligated to make annual payments in lieu of property taxes calculated on a regulatory basis. At June 30, 2008, \$149,240 has been accrued for estimated payments in lieu of property taxes.

7. **COMMITMENTS AND CONTINGENCIES**

Reimbursable Grant Awards

The Authority has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to request for reimbursements to the grantor agency for expenditures disallowed under terms of the grant. Authority management believes such disallowances, if any, would not have a material effect on the Authority's financial statements.

The Authority is currently in negotiations with HUD, regarding the disallowance of certain grant expenditures in connection with the purchase of real property in a prior year. The potential repayment required of the agency could exceed \$1 million.

Lawsuits in the Normal Course of Business

The Authority is presently involved in certain matters of litigation that have arisen in the normal course of conducting business. Authority management believes, based upon consultation with the Attorney, that these cases, in the aggregate, are not expected to result in a material adverse financial impact on the Authority. Additionally, Authority management believes that the Authority's insurance programs are sufficient to cover any potential losses should an unfavorable outcome materialize.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

8. **DEFERRED REVENUE**

The Authority has the following deferred amounts on hand as of June 30, 2008

Capital funds held	\$ 89,145
Prepaid tenant rents	<u>2,500</u>
Total	<u><u>\$ 91,645</u></u>

* * * * *

SUPPLEMENTARY FINANCIAL INFORMATION

**HOUSING AUTHORITY OF THE CITY OF CALEXICO
 REQUIRED SUPPLEMENTAL INFORMATION
 FOR THE YEAR ENDED JUNE 30, 2008**

1. PUBLIC EMPLOYEE RETIREMENT SYSTEM (PERS)

Plan Description

The Authority contributes to the California Public Employee Retirement System (PERS), an agent multiple-employer public employee defined benefit pension plan. PERS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. PERS acts as a common investment and administrative agent for participating public entities within the State of California. Benefit provisions and all other requirements are established by State statute and City ordinance. Copies of PERS' annual financial report may be obtained from their Executive Office located at 400 P Street, Sacramento, California 95814

Funding Policy

Authority employees are required by state statute to contribute 7% of their annual covered salary into the plan for miscellaneous employees. The Authority makes the contributions required of Authority employees on their behalf and for their account. These contributions amounted to \$122,435 for the year ended June 30, 2008. For fiscal year 2007-2008, the Authority is required to contribute at an actuarially determined rate of 13.431% of annual covered payroll for miscellaneous employees. The contribution requirements of Authority employees and the Authority employer are established and may be amended by PERS.

Annual Pension Cost

For fiscal year 2007-2008, the Authority annual pension cost of \$0 for PERS equal to the Authority required and actual contributions. The required contribution was determined as part of the June 30, 2005, actuarial valuation using the entry age normal actuarial cost method. The actuarial assumptions included (a) 7.75% investment rate of return (net of administrative expenses), (b) projected salary increases range from 3.25% to 14.45% for miscellaneous employees depending on age, service, and type of employment; and (c) 3.25% per year cost-of-living adjustments. Both (a) and (b) included an inflation component of 3.0%. The actuarial value of PERS assets was determined using techniques that smooth the effect of short-term volatility in the market value of investments over a three year period. PERS unfunded actuarial accrued liability (or surplus) is being amortized as a level percentage of projected payrolls on a closed basis. The amortization period at June 30, 2005 was 14 years for miscellaneous employees for prior and current service unfunded liability.

**THREE YEAR TREND INFORMATION FOR PERS
 Miscellaneous Plan**

Fiscal Year	Annual Pension Cost (APC)	Percentage of APC Contributed	Net Pension Obligation
6/30/2006	\$ -	100%	\$ -
6/30/2007	-	100%	-
6/30/2008	-	100%	-

HOUSING AUTHORITY OF THE CITY OF CALEXICO
 REQUIRED SUPPLEMENTAL INFORMATION
 JUNE 30, 2008

PUBLIC EMPLOYEES RETIREMENT SYSTEM (PERS)
 SCHEDULE OF FUNDING PROGRESS

Miscellaneous Plan

	(A)	(B)	(C)	(D)	(E)	(F)
			Overfunded			Overfunded
		Entry Age	Actuarial	Funded	Covered	Actuarial
Actuarial	Actuarial	Actuarial	Accrued	Ratio	Payroll	Liability as
Valuation	Asset	Accrued	Liability	(A/B)		Percentage of
Date	Value	Liability	(B-A)			Covered
						Payroll
						(C/E)
6/30/2003	\$ 430,371,544	\$ 429,814,105	\$ 557,439	99.9%	\$ 159,238,690	0.4%
6/30/2004	437,494,341	428,025,075	9,469,266	97.8%	159,135,314	6.0%
6/30/2005	484,351,523	459,996,995	24,354,528	95.0%	174,127,476	14.0%

HOUSING AUTHORITY OF THE CITY OF CALEXICO

MODERNIZATION PROJECT CA16-PO39-501-03 CERTIFICATE OF COMPLETION

JUNE 30, 2008

A.	Original Funds Approved	\$	544,936
B.	Funds Disbursed	\$	544,936
C.	Funds Expended	\$	544,936
D.	Amount to be Recaptured	\$	-
E.	Excess of Funds Disbursed	\$	-

HOUSING AUTHORITY OF THE CITY OF CALEXICO

MODERNIZATION PROJECT CA16-PO39-502-03 CERTIFICATE OF COMPLETION

JUNE 30, 2008

A.	Original Funds Approved	\$	115,097
B.	Funds Disbursed	\$	115,097
C.	Funds Expended	\$	115,097
D.	Amount to be Recaptured	\$	-
E.	Excess of Funds Disbursed	\$	-

HOUSING AUTHORITY OF THE CITY OF CALEXICO
SPECIAL NEEDS ASSISTANCE PROGRAM CA16-B513-002
CERTIFICATE OF COMPLETION
JUNE 30, 2008

A.	Original Funds Approved	\$ 101,162
B.	Funds Disbursed	\$ 101,162
C.	Funds Expended	\$ 101,162
D.	Amount to be Recaptured	\$ -
E.	Excess of Funds Disbursed	\$ -

**Housing Authority of the City of Calexico
Narrative Asset Management Strategy
for Each Project**

The Maintenance Plan for the Housing Authority of the City of Calexico is to maintain and safeguard the assets of the Authority. The Authority consists of two (2) Asset Management Properties (AMP). AMP 1 includes the properties known as Rockwood Homes, H.W. Going Homes, Escalante Plaza Development and consists of 158 units. AMP 2 consists of the properties known as Casas Del Sol, Higuera Homes, Willie Moreno Homes and Heber Homes and contains 108 units. The Maintenance Plan will be utilized by both AMP's.

Escalante Plaza

Escalante Plaza is the agency's largest property and was built in 1972 and incorporated in 1988 to HACC. This property consist of 98 units with (5) 504 accessible units, and is currently in good condition. This development had the exterior rehabilitated and painted as well as, some kitchens were total refurbished. Energy Star window air conditioners installed and has provided a substantial reduction of energy consumption to our resident's electric bill. The property has also received other renovations such as roof white cap upgrade in which it provides 30 degree temperature drop between attic an ceiling temperature for the high desert temperatures, dual glaze windows to enhance greater weatherization, new high efficiency gas water heaters, 1.6 gpf toilets, 1.0 shower heads for water conservation. Although we are projecting to upgrade the installation of building mow strip and walkway repair.

Long Term Vision for Property Retain Property and provide scheduled improvements

Strategies: Schedule and continue to schedule and address concerns per the property's current needs assessment, focusing on the installation of buildings concrete mow strips, repairs of cracked walkways, refurbished of kitchen units, paint and property landscape. Work with the City to pursue safety patrols to control crime and provide a neighborhood watch prevention program with residents.

Rockwood Homes / Heber Homes

Development Rockwood Homes 39-1a is one of the agency's oldest properties built in 1950. Development Heber Homes 39-1b is the agency's only scattered property in which Rockwood Homes has 30 units and Heber Homes has 15 units. Currently these properties are in good physical condition. This property is desirable and has maintained 100% occupancy and a low turnover rate. In this development we recently upgrade the windows to dual glaze. Also the water shut-off valves were recently replaced with more efficiency water valves.

Long Term Vision for Property: Upgrade and hold.

Strategies:

We will continue to focus on the property’s physical improvements such as, installation of gas dryer hook-ups, solar clothesline stations upgrade, common area security lighting, property common area landscape as these are some of the Authority’s oldest properties.

H.W. Going Homes

H.W. Going Homes is also one of the Authority’s oldest properties built in 1948. In this 30-unit development we recently installed new energy efficient A/C units with higher SERS and are repairing the existing vent system for addition energy savings. Exterior Surfaces have been insulated and installation of an exterior lighting system has been completed. We are projecting other physical improvement needs required over the next five years. This property has maintained a 100% occupancy and a low turnover rate.

Long Term Vision for this Property: Upgrade and hold

Strategies

Continue to focus on the property priority needs per our assessment list which includes; appliance gas ranges, install gas dryer hook-ups and coordinate with the City for the replacement of City sidewalks around the property.

Higuera Homes

Higuera Homes is a semi-detached complex and consists of 50-units. This Development was built on 1967 and is located in a residential area. This development is well maintained, but requires other improvement upgrades such as bathroom upgrades. Recently the replacement of the existing air conditioning with high efficiency heat pumps to comply with energy requirements was completed. Upgrades of kitchen cabinets, range hoods and counter tops of the 50-units have been completed.

Long Term Vision for Property: Upgrade the interiors and hold.

Strategies: Complete the aforementioned upgrades during the five-year plan.

Casas del Sol

This development is a 50 single family dwelling units. Thirty-eight units have been sold under the Section 5h Homeownership Program. We are currently in the process of selling the remaining 12-units, which are in good condition.

Long Term Vision for this Project: Sell the 13 units under the 5h Homeownership Program.

Strategies: Strategies: Assist the potential buyers to obtain these aforementioned housing units.

Willie Moreno Homes

This Housing project was built on 1984 and consists of 30 single-family dwelling units. This Development is located in a residential area and consequently has a high demand. This development is well maintained, but requires other improvement upgrades such as kitchen cabinets, bathrooms renovations, dual glazed windows and the replacement of the existing air conditioning units with high efficiency heat pumps to comply with energy requirements.

Long Term Vision for this project: Once these upgrade are completed this development will be more financially efficient for the Authority and it's residents.

Strategies: Continue to focus on the five-year plan of the upgrades needed for this development.

STATEMENT OF HOUSING NEEDS AND STRATEGIES TO ADDRESS THE NEEDS

JURISDICTION

The Housing Authority has analyzed the housing needs of low-income and very low-income families who reside in the Housing Authority's jurisdiction. Included in the analysis are housing needs of extremely low-income families, elderly families and families with disabilities, and households of various races and ethnic groups residing in the jurisdiction.

The housing needs of each of these groups have been identified separately. The identification of housing needs took into account issues of affordability, supply, quality, accessibility, size of units and location. This information was obtained from the City of Calexico's General Plan for the Housing Authority's jurisdiction. The General Plan accurately describes the housing needs of the jurisdiction in its Housing Element.

In accordance with the requirements under the Quality Housing and Work Responsibility Act of 1998, the Housing Authority of the City of Calexico has set forth within its Five-Year Plan a Needs Assessment identifying the housing needs of its jurisdiction and its waiting list.

In accordance with the Housing Needs Assessment conducted by the City of Calexico and identified in the City's General Plan, the housing needs of our community revolve around

1. The extent to which housing units are and will be available;
2. The degree to which available housing is and will be affordable;
3. The extent to which the housing stock of the City is in sound and standard condition; and
4. The extent to which overcrowding exists.

The City's Needs Assessment indicates that there is a greater need for rental units than for owner units. Other factors to consider are overcrowding and overpayment. In accordance with the City's General Plan, 55 percent of the overcrowded households were renters. If the percentages hold true, there are over 1,145 overcrowded renter households in Calexico.

The other factor supporting the demand is overpayment, which means that a household is spending over 30 percent of their income for rent or house payment. In 2000, 47 percent of all households in Calexico overpaid for housing, 56 percent of which were renter households.

Overpayment is a significant problem for the poorest families.

The City of Calexico had an ethnic composition of 95.5% Hispanic, 1.9% white and 2.1% all other races (2000 US Census).

Housing Needs Assessment By Income Group, 2008

The demand for housing by income group should generally parallel the percentage of households within the various income groups: very low, low, moderate and above moderate. For 2008 3294 households or 39.1% have incomes of below \$25,000 or very low and 1,163 or 13.8% have incomes 25,000 - 35,000 or low income group.

TABLE A

HOUSEHOLD INCOME - CITY OF CALEXICO

Income Ranges	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$10,000	988	14.5%	851	10.1%	902	10.0%
\$10,000-\$14,999	647	9.5%	674	8.0%	731	8.1%
\$15,000-\$24,999	1,403	20.6%	1,769	21.0%	1,714	19.0%
\$25,000-\$34,999	933	13.7%	1,163	13.8%	1,182	13.1%
\$35,000-\$49,999	1,076	15.8%	1,533	18.2%	1,633	18.1%
\$50,000-\$74,999	1,029	15.1%	1,601	19.0%	1,796	19.9%
\$75,000-\$99,999	300	4.4%	345	4.1%	550	6.1%
\$100,000+	436	6.4%	489	5.8%	514	5.7%
TOTAL	6,812	100.0%	8,425	100.0%	9,023	100.0%

Source: 2000 Census; City of Calexico Housing Element 2008

Overpayment/ Affordability issue

Overpayment is an important measure of the affordability of housing within a city. Overpayment for housing is based on the total cost of shelter compared to a household's ability to pay. Specifically, overpayment is defined as a household paying more than 30 percent of their gross household income for shelter. According to the US Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes, and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

In 2000, a total of 3,185, or 48.8 percent, of all households in the City of Calexico paid in excess of 30 percent of their income for shelter (see Table 2.0-14 below). The number of owners versus renters overpaying was similar, representing 1,483 owners and 1,702 renter households respectively. Based on 3,483 owners and 3,038 renters in the City in 2000, renters accounted for a higher percentage of households that overpaid, 26.1 percent compared to 22.7 percent of owners that overpaid for shelter. The overpayment situation is particularly critical for renters with annual incomes less than \$20,000.

TABLE B
CITY OF CALEXICO HOUSEHOLDS OVERPAYING,
BY INCOME AND TENURE (2000)

<u>Income Range</u>	<u>All Households</u>		<u>Owners</u>		<u>Renters</u>	
	<u>Number Overpaying</u>	<u>Percent of all Households</u>	<u>Households Overpaying</u>	<u>Percent of all Owner Households</u>	<u>Household s Overpaying</u>	<u>Percent of all Renter House-holds</u>
Less than \$10,000	820	84.5%	161	93.1%	659	82.7%
\$10,000 - \$19,999	1,020	75.9%	284	69.6%	736	78.7%
\$20,000 - \$34,999	835	51.7%	582	69.0%	253	32.7%
\$35,000 - \$49,999	374	37.4%	320	37.9%	54	17.9%
Greater than \$50,000	136	8.9%	136	10.5%	0	0.0%
TOTAL OVERPAYING	3,185	48.8%	1,483	42.6%	1,702	56.0%

Source: 2000 Census; City of Calexico Housing Element 2008

Special Needs Housing

Within the overall housing needs estimates are segments of the population who need special consideration. These are generally people who are low income and do not have easy access to housing choices. These groups include the elderly, the disabled, single-parent households, large households, farm workers and the homeless.

1. **The Elderly**

The City of Calexico recognizes that the elderly have special access and housing affordability limitations. The City of Calexico has collaborated with both for-profit and non-profit developers in addressing these issues.

Elderly persons often age in-place, living in housing that is too expensive for their fixed incomes or structurally does not accommodate specific needs for assistance. Even though senior citizens may have difficulty living in their own home, they do not often have the options or mobility afforded to other segments of the population. They commonly have to leave their home community and relocate away from family and friends once they do find a suitable unit. The purpose of this section is to determine the housing needs for all segments of the elderly community. The senior population is defined as persons over the age of 65 years.

Currently, the senior population is estimated at 4,093 persons and is expected to increase at a rate of 4.1 percent annually over the next five years.

TABLE C
CITY OF CALEXICO SENIOR POPULATION TRENDS (65+)

Year	Number	Change	% Change	Annual % Change
1990	1,548			
2000	2,975	1,427	92.2%	9.2%
2008	4,093	1,118	37.6%	4.7%
2013	4,929	836	20.4%	4.1%

Source: 1990 and 2000 Census; City of Calexico Housing Element 2008

Currently, senior households comprise approximately 21.7 percent of all households. The annual change for senior households is projected to increase at a rate of 6.5 percent over the next five years.

TABLE D
CITY OF CALEXICO SENIOR HOUSEHOLD TRENDS (65+)

Year	Number	Change	% Change	Annual % Change
1990	940			
2000	1,687	747	79.5%	7.9%
2008	1,827	140	8.3%	1.0%
2013	2,421	594	32.5%	6.5%

Source: 2000 Census; City of Calexico Housing Element 2008

In 2000, 37.2 percent of all senior citizen households had incomes below \$20,000. According to the Any Site Technologies, over the last eight years, that proportion has increased by 10.6 percent to 47.8 percent of senior households. The greatest gains since the last census were in the income groups between \$10,000 and \$39,999. In 2000, 30.1 percent of the senior households had incomes between \$20,000 and \$50,000, while in 2008, 39.6 percent of Calexico's senior population was within this income range.

Table E below shows senior households by income. Senior households classified as Very Low-Income are those with annual incomes less than \$20,600. They represent 49.0 percent of all senior households in the City. Low-Income senior households have incomes between 50 and 80 percent of AMI, and households represent 23.0 percent of all senior households. Moderate-Income households have annual incomes between 80 and 120 percent of AMI, and represent 15.1 percent of senior households. Senior households with incomes classified as Above Moderate-Income, or having incomes greater than \$49,441, represented 12.9 percent of all senior households in the City of Calexico.

TABLE E
SENIORS HOUSEHOLDS BY 2007 INCOME CATEGORIES
CITY OF CALEXICO

Income Category	Income Range	Percent
Very Low	Less Than \$20,600	49.0%
Low	\$20,601 - \$32,960	23.0%
Moderate	\$32,961 - \$49,440	15.1%
Above Moderate	Greater Than \$49,441	12.9%

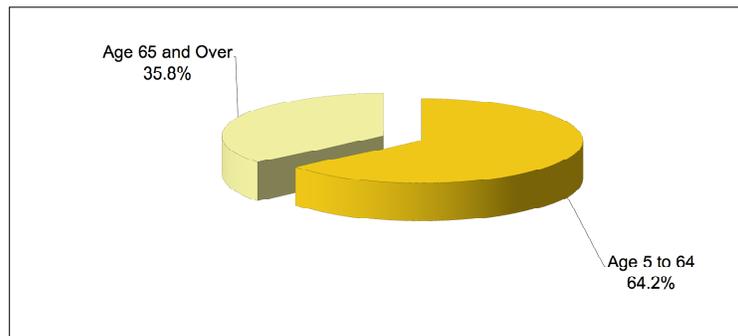
SOURCE: 2007 HUD

2. The Disabled

Three types of disabled persons are considered as having special housing needs: Physically Impaired, Mentally, and Developmentally Disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility to housing.

In 2000, a total of 9,023 persons, or 33.9 percent of the population in the City had some type of disability. Of these, 64.2 percent, or 5,793 persons were between the ages of 5 and 64, and the remaining 35.8 percent, or 3,230 persons were 65 years of age or older.

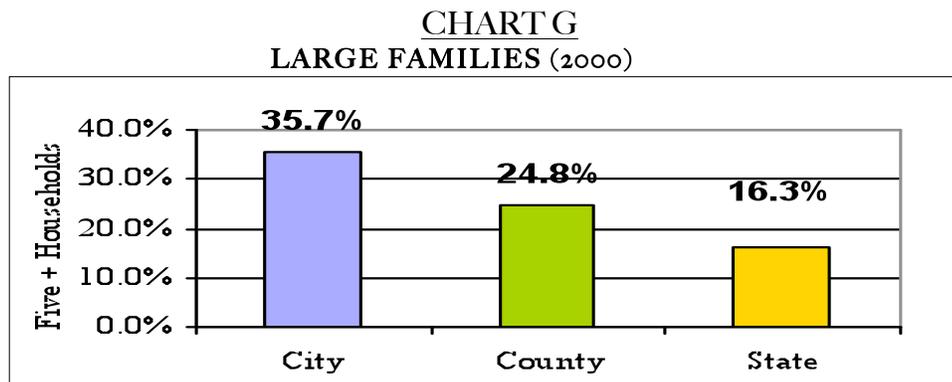
CHART F
CITY OF CALEXICO DISABLED PERSONS BY AGE (2000)



3. **Large Families**

For the purposes of this section, large households are defined as households consisting of five or more persons. Generally, the needs of large families are not targeted in the housing market, especially in the multifamily market.

According to the 2000 Census (see Chart G), 35.7 percent, or 2,432 Calexico City households were large households, consisting of five or more persons. Both the City and the County had a larger portion of large households than the State's large household percentage of 16.3 percent, during the same period.



Source: Census 2000

TABLE H
CITY OF CALEXICO BEDROOM TYPES BY TENURE (2000)

Bedroom Type	Owner Units		Renter Units		Total	
	Number	Percent	Number	Percent	Number	Percent
0 BR	96	2.5%	445	14.6%	541	7.9%
1 BR	406	10.8%	1,006	33.1%	1,412	20.8%
2 BR	573	15.2%	914	30.1%	1,487	21.9%
3 BR	1,533	40.7%	519	17.1%	2,052	30.2%
4 BR	1,074	28.5%	138	4.5%	1,212	17.8%
5+ BR	81	2.2%	16	0.6%	97	1.4%
TOTAL	3,763	100.0%	3,038	100.0%	6,801	100.0%

Source: 2000 Census; City of Calexico Housing Element 2008

Large households, consisting of five or more persons, are generally known to have lower incomes than smaller households, frequently resulting in occupying smaller dwelling units, and the acceleration of housing unit deterioration. According to the 2000 Census, there were 2,411 large households in the City and 1,309 housing units, both owner and renter occupied, with four or more bedrooms. This previous statement indicates a severe shortage of large housing units in the City.

4. **Single-Parent Households**

Single-parent households are considered a special needs group due to the need for reasonable day care, health care, and affordable housing. A significant portion of single-parent households has a female as the head of the household. Single-parent households often have lower incomes, limiting their access to available housing, and are at risk of becoming homeless or cost burdened by housing costs.

The 2000 Census counted 3,727 family households with children under 18 years of age in the City of Calexico (see Table I). Of these households 892 or 23.9 percent are headed by a single parent.

Table I
City of Calexico household type and presence
of children 18 years old and under (2000)

HOUSEHOLD TYPE	NUMBER*	PERCENT
Family Households	4,262	62.6%
With Children Under 18 Years Old	2,835	66.5%
With No Children	1,427	33.5%
Female Householder, no husband present	1,464	21.5%
Female Householder With Children**	752	51.4%
Female Householder With No Children**	712	48.6%
Male Householder With Children*	310	4.5%
Male Householder With Children**	140	45.2%
Male Householder With No Children**	170	54.8%
Non-family Households	776	11.4%
TOTAL Households	6,812	
Source: 2000 Census; City of Calexico Housing Element 2008		
* No spouse present		
Note: ** Number of households is not mutually exclusive		

In the City of Calexico, 1,364 or 22.6 percent of the total family households were below the 2000 Census poverty level. Approximately 39.5 percent (539) of the family households below poverty level were female-headed households. Of the female-headed households below poverty level, 91.4 percent (493) had children under 18 years of age.

5. **Farm workers**

Estimating farm workers and those households associated with farm work within the State is extremely difficult. Generally, the farm worker population contains two segments of farm workers; permanent and migratory (seasonal) farm workers. Both segments have remained relatively stable. The permanent population consists of farm workers who have settled in the region and maintain local residence and

who are employed most of the year. The migratory farm worker population consists of those farm workers who typically migrate to the region during seasonal periods in search of farm labor employment. Traditional sources of population estimates, including the 2000 Census, have tended to significantly underestimate farm worker population. Moreover, different employment estimation techniques result in diverse estimates of local agricultural employment. Nonetheless, a range of estimates of farm workers in the State can be derived. Further, by applying assumptions derived from surveys specifically targeted toward farm workers, aggregate population (both workers and households) can be estimated.

The City of Calexico can accommodate the development of farm worker housing in any zone that permits the type of housing being built (i.e., multifamily, single family, or group housing) without any special conditions. The percent of the City's farm worker population is small, the housing needs of this group are addressed through its standard affordable housing strategies. According to the City of Calexico, one multi-family complex currently offers rental units targeted to the farm worker population, the Calexico Family Apartments II (Chelsea Investment Corp.).

6. Homeless Persons and Families

The City of Calexico Police Department indicates that the incidence of homelessness in the City is minimal. Since the Immigration and Naturalization Service is very active along the border, the homeless do not usually stay where they may be questioned by INS officers.

Catholic Charities provides housing and meals to 40 male clients on a daily basis. The Neighborhood House has been providing emergency shelter and transitional housing for women and children in Calexico since 1989. Twenty-nine beds are available year-round. In addition, the Neighborhood House operates two preschools, distributes emergency food baskets, provides many types of assistance, training and information referrals, offers workshops and classes and hosts a nutrition site.

In early 1996, HACC, the Imperial Valley Housing Authority, the City of El Centro and representatives of providers of homeless programs and services formed the El Centro Regional Homeless Task Force.

The strategy of the Continuum includes outreach, intake and assessment to prevent homelessness for all County residents and to provide services to those who do become homeless. Services include Basis Emergency/Crisis Shelter, Transitional Housing, Supportive Services (meals and food programs, health services, mental health, protective services, family support services, literacy programs, employment training, child abuse prevention, drug and alcohol programs, support for victims of domestic violence).

Transitional Housing is defined as interim housing helping families move from homelessness to self-sufficiency by providing short-term housing (usually two years) at extremely low rent to qualified families. This type of housing is considered

multifamily in nature and is permitted by right in the high-density multifamily residential district.

Overcrowding is defined by the Census as having more than one person per room living in a single housing unit. Generally, a room is defined as a living room, dining room, kitchen, bedroom, or finished recreation room.

Substandard housing indices, without physical inspection, can generally be judged as overcrowded, units lacking complete plumbing, and units constructed before 1940 without diligent maintenance. In the City of Calexico (see Table J below), the percentage of overcrowded units was 30.7 percent in 2000. Approximately 3.1 percent of the housing was built before 1940 and 0.7 percent of the units lacked complete plumbing facilities.

TABLE J
INDICATORS OF SUBSTANDARD HOUSING - 2000

Indicators	Number	Percent
CITY OF Calexico		
Overcrowded	2,087	30.7%
Lacking Complete Plumbing Facilities	46	0.7%
Built 1939 or Earlier	212	3.1%
Source: 2000 Census; City of Calexico Housing Element 2008		

The information from the City’s General Plan and the Housing Authority’s waiting lists was analyzed to identify the housing needs of the jurisdiction. The Housing Authority used this analysis to prepare the five-year goals and objectives, which reflect our priorities as, set forth in our Mission Statement.

Also, we have attached data and tables that provide an analysis of the Housing Authority of the City of Calexico’s waiting list.

Finally, we the HACC intends to address our community's housing needs to the maximum extent practical. While we wish we could meet all the needs that exist in our jurisdiction, we are not optimistic about achieving this objective in the short term. The problem is that we lack the resources to address our housing needs. Neither the Housing Authority of the City of Calexico or the City of Calexico has the resources necessary to accomplish our objective. Additional resources must come from all levels of government. The Federal government must be a major partner. The only practical thing we can do is to continue to apply for the grant funding made available by the U.S.

Department of Housing and Urban Development and seek other sources of financing such as tax credits, bond financing, etc. to build additional units of affordable housing to address the great need.

Presently, the Housing Authority of the City of Calexico receives over one million dollars for our existing Section 8 Program. We will continue to use these resources efficiently to maximize the amount of units that we can lease to assist our community. In addition, the HACC has recently participated in the construction of an 80-unit affordable senior housing complex and is administering the sale of 50 single-family homes under the 5h Homeownership Program. It is also proceeding with the selection of a developer to seek affordable housing opportunities with the proceeds from the 5h sales.

WAITING LIST

The Housing Authority has analyzed the housing needs of low-income and very low-income families on the Housing Authority's public housing and Section 8 waiting lists. Included in the analysis are housing needs of extremely low-income families, elderly families and families with disabilities, and households of various races and ethnic groups on the Housing Authority's waiting lists.

The housing needs of each of these groups have been identified separately. The identification of housing needs took into account issues such as affordability, supply, accessibility, size of units and location.

NEEDS ASSESSMENT

Through analysis of the Housing Authority's jurisdiction and waiting lists, the Housing Authority believes that extremely low-income families, very low-income families, low-income families, families with special needs, persons with disabilities, the elderly persons, farm workers, homeless persons with families are least well-served in the Housing Authority's jurisdiction.

BARRIERS TO AFFORDABLE HOUSING

There are barriers in the Housing Authority's jurisdiction, which impact the Housing Authority's ability to provide affordable housing to these needy populations. The population groups identified as extremely low-income families, very low-income families, low-income families, families with special needs, persons with disabilities, the elderly persons, farm workers, homeless persons with families face the following barriers to obtain affordable housing:

- Affordability
- Supply of housing resources
- Quality of available housing
- Size of housing units available
- Accessibility
- Public opposition
- Local zoning requirements
- Lack of Housing Authority resources
- Building requirements

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

Combined Section 8 and Public Housing Waiting List

FAMILY TYPE	# of families	% of total families
Waiting list total	2161	100%
Extremely low income <=30% AMI	2074	96%
Very low income (>30% but <=50% AMI)	57	2.7%
Low income (>50% but <80% AMI)	30	1.4%
Families with children	1496	70%
Elderly families	394	19%
Families with Disabilities	30	1.4%
Hispanic	2146	99.31%
White	15	.69%
Other		0%

ANALYSIS OF THE PUBLIC HOUSING WAITING LIST

Total Number of Families on the Waiting List	673
 Bedroom Breakdown:	
One Bedroom Applicants	278
Two Bedroom Applicants	352
Three Bedroom Applicants	38
Four Bedroom Applicants	5
Five Bedroom Applicants	0
Six or more Bedroom Applicants	0
 Income Distribution of Applicants:	
Applicants between 50% and 80% of Median	5
Applicants between 30% and 49.9% of Median	9
Applicants at less than 30% of Median	659
 Number of Applicant Families Headed by an Elderly Person	 205
Number of Applicant Families with a Person with a Disability	10
 Racial/Ethnic Breakdown:	
White (Non-Hispanic)	4
Black (Non-Hispanic)	0
American Indian/Native Alaskan	0
Asian or Pacific Islander	0
Hispanic	669
Other	0
 Average Length of Time to Receive Housing (in months)	 6-60

ANALYSIS OF THE SECTION 8 WAITING LIST

Total Number of Families on the Waiting List	1499
Number of Applicant Families Headed by an Elderly Person	394
Number of Applicant Families with a Person with a Disability	20
Racial/Ethnic Breakdown:	
White (Non-Hispanic)	11
Black (Non-Hispanic)	0
American Indian/Native Alaskan	0
Asian or Pacific Islander	0
Hispanic	1477
Other	0
Average Length of Time to Receive Housing (in months)	6-60

STRATEGIES TO ADDRESS HOUSING NEEDS

The Housing Authority intends, to the maximum extent practicable, to address the community housing needs described above. The Housing Authority's efforts over the next year will center on addressing the supply of housing resources and forming partnership to produce more affordable housing units.

Other strategies to be considered include responding to HUD Notices of Funding Availability for additional funds, applying for additional Section 8 Vouchers, developing partnerships with organizations such as real estate developers and tax credit investors, providing homeownership opportunities and developing partnerships with non-profits for transitional housing for the homeless.

Strategies to address the 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:

1. Employ effective maintenance and management policies to minimize the number of public housing units off-line
2. Reduce turnover time for vacated public housing units
3. Reduce time to renovate public housing units
4. Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
5. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
6. Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
7. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: To address increasing the number of affordable housing units by:

1. Apply for additional section 8 units should they become available
2. Leverage affordable housing resources in the community through the creation of mixed - finance housing
3. Pursue housing resources other than public housing or Section 8 tenant-based assistance.
4. Participate and assist the Redevelopment Agency of the City of Calexico to produce more Affordable Housing Units

Actions to address Specific Family Types: Families at or below 50% of median

Strategy 3: Target available assistance to families at or below 50% of AMI

1. Adopt rent policies to support and encourage work

Actions to address Specific Family Types: A - The Elderly

Strategy 4: Target available assistance to the elderly:

1. Apply for special-purpose vouchers targeted to the elderly, should they become available
2. To continue supporting mix financing for senior affordable housing.
3. Work with Calxico Redevelopment Agency to encourage developer to produce more Affordable Senior Housing Units.

Actions to address Specific Family Types: B - Families with Disabilities

Strategy 5: Target available assistance to Families with Disabilities:

1. Carry out the modifications needed in public housing based on the proposed Five-Year Capital Fund Program and as necessary.
2. Affirmatively market to local non-profit agencies that assist families with disabilities

Strategy 6: Support and Conduct activities to affirmatively further fair housing by:

1. Counseling section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

Reasons for Selecting Strategies

The HACC will pursue the aforementioned strategies based on:

1. Funding constraints
2. Staffing constraints
3. Limited availability of sites for assisted housing
4. Extent to which particular housing needs are met by other organizations in the community
5. Evidence of housing needs as demonstrated in the Consolidated Plan, the PHA Waiting List and other information available to the PHA
6. Influence of the housing market on PHA programs
7. Results of consultation with local or state government

The HACC will continue to pursue any and all options available to it with the ultimate goal of providing clean, affordable quality housing and improving the standard of living of the population it serves.

Annual Statement/Performance and Evaluation Report (Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:
HOUSING AUTHORITY CITY OF CALEXICO

Grant Type and Number
Capital Fund Program Grant No: CA16 S 039 501 09
Replacement Housing Factor Grant No:

Federal FY of Grant:
2009

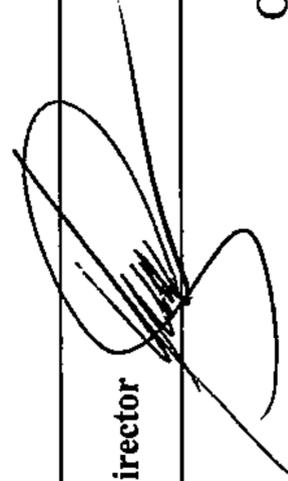
Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:
 Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (not to exceed 20%)					
3	1408 Management Improvements (not to exceed 20%)					
4	1410 Administration (not to exceed 10%)	68,000.00		68,000.00	7,845.31	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	57,500.00		57,500.00	38,400.00	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	500,000.00		500,000.00	1,596.90	
11	1465.1 Dwelling Equipment--Nonexpendable	58,753.00		58,753.00	0.00	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment---Expendable					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency (not to exceed 8%)					
21	Amount of Annual Grant: (sum of lines 2 - 20)	684,253.00		684,253.00	47,842.21	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).

Signature of Executive Director and Date

X Oscar Rodriguez, Executive Director



Capital Fund Program

Annual Statement/Performance and Evaluation Report (Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: **HOUSING AUTHORITY CITY OF CALEXICO** Grant Type and Number: **Capital Fund Program Grant No: CA16PO39 501 09** Federal FY of Grant: **2009**
 Replacement Housing Factor Grant No:

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:
 Performance and Evaluation Report for Period Ending: **12/31/2009** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (not to exceed 20%)	106,717.20		0.00	0.00
3	1408 Management Improvements (not to exceed 20%)	45,000.00		0.00	0.00
4	1410 Administration (not to exceed 10%)	50,000.00		0.00	0.00
5	1411 Audit	2,000.00		0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	279,868.80		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment---Expendable				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency (not to exceed 8%)				
21	Amount of Annual Grant: (sum of lines 2 – 20)	533,586.00		0.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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Signature of Executive Director and Date: **X Oscar Rodriguez, Executive Director**
 Signature of Field Office Manager (or Regional Public Housing Director in co-located office)/OIP Director and Date: **X**

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

PHA Name: HOUSING AUTHORITY CITY OF CALEXICO		Grant Type and Number Capital Fund Program Grant No: CA16PO39 501 07 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP-1	OPERATIONS	1406		63,472.20		0.00	0.00	
AMP-2	OPERATIONS	1406		43,245.00		0.00	0.00	
AMP-1	MANAGEMENT IMPROVEMENT	1408		22,500.00		0.00	0.00	
AMP-2	MANAGEMENT IMPROVEMENT	1408		22,500.00		0.00	0.00	
COCC	ADMINISTRATION	1410		50,000.00		0.00	0.00	
CA16039-CFP	AUDIT	1411		2,000.00		0.00	0.00	
AMP-1	FEEES & COSTS	1430		25,000.00		0.00	0.00	
AMP-2	FEEES & COSTS	1430		25,000.00		0.00	0.00	
CA16-007	Upgrade HVAC System	1460		279,868.80		0.00	0.00	

Annual Statement/Performance and Evaluation Report (Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary)

PHA Name:
HOUSING AUTHORITY CITY OF CALEXICO

Grant Type and Number
Capital Fund Program Grant No: CA16PO39 501 08
Replacement Housing Factor Grant No:

Federal FY of Grant:
2008

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost
1	Total non-CFP Funds				
2	1406 Operations (not to exceed 20%)	108,113.00		108,113.00	0.00
3	1408 Management Improvements (not to exceed 20%)	45,000.00		45,000.00	0.00
4	1410 Administration (not to exceed 10%)	50,000.00		50,000.00	149.81
5	1411 Audit	2,000.00		2,000.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00		50,000.00	11,200.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	285,456.00		285,456.00	0.00
11	1465.1 Dwelling Equipment---Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment---Expendable				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency (not to exceed 8%)				
21	Amount of Annual Grant: (sum of lines 2 - 20)	540,569.00		540,569.00	11,349.81
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).

Signature of Executive Director and Date

Oscar G. Rodriguez, Executive Director



Signature of Field Office Manager (or Regional Public Housing Director in co-located office)/OIP Director and Date

Capital Fund Program

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

PHA Name: HOUSING AUTHORITY CITY OF CALEXICO		Grant Type and Number Capital Fund Program Grant No: CA16PO39 501 08 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP-1	OPERATIONS	1406		64,868.00		64,868.00	0.00	
AMP-2	OPERATIONS	1406		43,245.00		43,245.00	0.00	
AMP-1	MANAGEMENT IMPROVEMENT	1408		22,500.00		22,500.00	0.00	
AMP-2	MANAGEMENT IMPROVEMENT	1408		22,500.00		22,500.00	0.00	
COCC	ADMINISTRATION	1410		50,000.00		50,000.00	149.81	
CA16039-CFP	AUDIT	1411		2,000.00		2,000.00	0.00	
AMP-1	FEES & COSTS	1430		25,000.00		25,000.00	11,200.00	
AMP-2	FEES & COSTS	1430		25,000.00		25,000.00	0.00	
CA16-002	Replace Stoves	1460		40,000.00		40,000.00	0.00	
CA16-003	Upgrade Bathrooms	1460		95,456.00		95,456.00	0.00	
CA16-009	Upgrade Kitchens	1460		150,000.00		150,000.00	0.00	

Annual Statement/Performance and Evaluation Report (Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:
HOUSING AUTHORITY CITY OF CALEXICO

Grant Type and Number
Capital Fund Program Grant No: CA16PO39 501 07
Replacement Housing Factor Grant No:

Federal FY of Grant:
2007

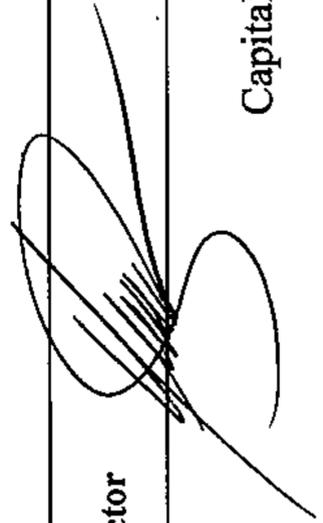
Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **12/31 2009** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Expended
		Total Actual Cost			
1	Total non-CFP Funds				
2	1406 Operations (not to exceed 20%)	100,000.00		100,000.00	100,000.00
3	1408 Management Improvements (not to exceed 20%)	18,942.00		18,942.00	0.00
4	1410 Administration (not to exceed 10%)	51,731.00		51,731.00	51,731.00
5	1411 Audit	2,000.00		2,000.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00		50,000.00	12,898.87
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	251,774.00		251,774.00	221,303.34
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment—Expendable				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency (not to exceed 8%)				
21	Amount of Annual Grant: (sum of lines 2 – 20)	474,447.00		474,447.00	385,933.21
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).

Signature of Field Office Manager (or Regional Public Housing Director in co-located office)/OIP Director and Date

X Oscar Rodriguez, Executive Director



Capital Fund Program

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

PHA Name: HOUSING AUTHORITY CITY OF CALEXICO		Grant Type and Number Capital Fund Program Grant No: CA16PO39 501 07 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP-1	OPERATIONS	1406		50,000.00		50,000.00	50,000.00	
AMP-2	OPERATIONS	1406		50,000.00		50,000.00	50,000.00	
AMP-1	MANAGEMENT IMPROVEMENT	1408		9,471.00		9,471.00	0.00	
AMP-2	MANAGEMENT IMPROVEMENT	1408		9,471.00		9,471.00	0.00	
COCC	ADMINISTRATION	1410		51,731.00		51,731.00	51,731.00	
CA16039-CFP	AUDIT	1411		2,000.00		2,000.00	0.00	
AMP-1	FEES & COSTS	1430		25,000.00		25,000.00	0.00	
AMP-2	FEES & COSTS	1430		25,000.00		25,000.00	12,898.87	
CA16-001	Upgrade Windows	1460		56,869.00		56,869.00	56,869.00	
CA16-009	Upgrade Kitchen Cabinets	1460		194,905.00		194,905.00	164,434.34	

Annual Statement/Performance and Evaluation Report

(Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: **HOUSING AUTHORITY CITY OF CALEXICO**

Grant Type and Number
Capital Fund Program Grant No: CA16PO39 501 06
Replacement Housing Factor Grant No:

Federal FY of Grant:
2006

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (Revision no:

Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (not to exceed 20%)	100,000.00		100,000.00	100,000.00	
3	1408 Management Improvements (not to exceed 20%)	27,674.00		27,674.00	19,952.42	
4	1410 Administration (not to exceed 10%)	73,406.85		73,406.85	73,406.85	
5	1411 Audit	2,000.00		2,000.00	0.00	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	24,378.15		24,378.15	22,379.45	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	311,268.00		311,268.00	207,678.08	
11	1465.1 Dwelling Equipment---Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment---Expendable					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency (not to exceed 8%)					
21	Amount of Annual Grant: (sum of lines 2 - 20)	538,727.00		538,727.00	423,416.80	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security - Soft Costs					
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

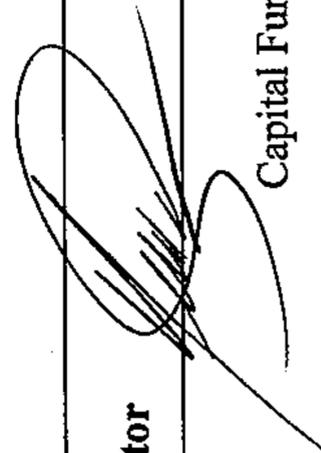
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Signature of Field Office Manager (or Regional Public Housing Director in co-located office)/OIP Director and Date

X

Signature of Executive Director and Date

X **Oscar G. Rodriguez, Executive Director**



Capital Fund Program

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

PHA Name: HOUSING AUTHORITY CITY OF CALEXICO		Grant Type and Number Capital Fund Program Grant No: CA16PO39 501 06 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Funds Obligated Funds Expended	Status of Work
HA-WIDE	OPERATIONS	1406		100,000.00	100,000.00	
HA-WIDE	VARIOUS MGMT IMPROVEMENTS	1408		27,674.00	19,952.42	
HA-WIDE	ADMINISTRATION	1410		73,406.85	73,406.85	
HA-WIDE	AUDIT	1411		2,000.00	0.00	
HA-WIDE	FEES & COSTS	1430		24,378.15	22,379.45	
CA16-001	UPGRADE WATER SYSTEM	1460		145,079.00	83,974.44	
	UPGRADE WINDOWS	1460		124,573.64	124,573.64	
CA16-003	REPLACE KITCHEN CABINETS	1460		41,615.36	0.00	

Annual Statement/Performance and Evaluation Report (Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: **HOUSING AUTHORITY CITY OF CALEXICO** Grant Type and Number: **Capital Fund Program Grant No: CA16PO39 501 05** Federal FY of Grant: **2005**
 Replacement Housing Factor Grant No: _____

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: _____)
 Performance and Evaluation Report for Period Ending: **12 31 2009** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (not to exceed 20%)	91,033.19		91,033.19	91,033.19	
3	1408 Management Improvements (not to exceed 20%)	10,000.00		10,000.00	10,000.00	
4	1410 Administration (not to exceed 10%)	81,596.81		81,596.81	81,596.81	
5	1411 Audit	2,000.00		2,000.00	2,000.00	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	30,000.00		30,000.00	30,000.00	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	348,737.67		348,737.67	348,737.67	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment---Expendable					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency (not to exceed 8%)					
21	Amount of Annual Grant: (sum of lines 2 – 20)	563,367.67		563,367.67	563,367.67	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).

Signature of Executive Director and Date: **X Oscar Rodriguez, Executive Director** Signature of Field Office Manager (or Regional Public Housing Director in co-located office)/OIP Director and Date: **X**

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

PHA Name: HOUSING AUTHORITY CITY OF CALEXICO		Grant Type and Number Capital Fund Program Grant No: CA16PO39 501 05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		91,033.19		91,033.19	91,033.19	
HA-WIDE	MANAGEMENT IMPROVEMENTS	1408		10,000.00		10,000.00	10,000.00	
HA-WIDE	ADMINISTRATION	1410		81,596.81		81,596.81	81,596.81	
HA-WIDE	AUDIT	1411		2,000.00		2,000.00	2,000.00	
HA-WIDE	FEES & COSTS	1430		30,000.00		30,000.00	30,000.00	
CA16-002	UPGRADE ELECTRISYSTEM	1460		119,189.00		119,189.00	119,189.00	
	EXTERIOR WALL INSULATION	1460		200,000.00		200,000.00	200,000.00	
	UPGRADE EXTERIRO AREAS	1460		29,548.67		29,548.67	29,548.67	

Annual Statement/Performance and Evaluation Report (Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: **HOUSING AUTHORITY CITY OF CALEXICO** Grant Type and Number: **Capital Fund Program Grant No: CA16PO39 501 04** Federal FY of Grant: **2004**
 Replacement Housing Factor Grant No: _____

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: _____)
 Performance and Evaluation Report for Period Ending: **12 31 2009** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost		
		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds						
2	1406 Operations (not to exceed 20%)	133,765.00		133,765.00	133,765.00		
3	1408 Management Improvements (not to exceed 20%)	85,822.00		85,822.94	85,822.94		
4	1410 Administration (not to exceed 10%)	80,000.00		80,000.00	80,000.00		
5	1411 Audit	2,000.00		2,000.00	2,000.00		
6	1415 Liquidated Damages						
7	1430 Fees and Costs	60,000.00		60,000.00	60,000.00		
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures	307,235.00		307,235.00	307,235.00		
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment---Expendable						
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs						
18	1499 Development Activities						
19	1501 Collateralization or Debt Service						
20	1502 Contingency (not to exceed 8%)						
21	Amount of Annual Grant: (sum of lines 2 -- 20)	668,822.00		668,822.00	668,822.00		
22	Amount of line 21 Related to LBP Activities						
23	Amount of line 21 Related to Section 504 compliance						
24	Amount of line 21 Related to Security – Soft Costs						
25	Amount of Line 21 Related to Security – Hard Costs						
26	Amount of line 21 Related to Energy Conservation Measures						

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Signature of Executive Director and Date: **X Oscar Rodriguez Executive Director** Signature of Field Office Manager (or Regional Public Housing Director in co-located office)/OIP Director and Date: **X**

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

PHA Name: HOUSING AUTHORITY CITY OF CALEXICO		Grant Type and Number Capital Fund Program Grant No: CA16PO39 501 04 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		133,765.00		133,765.00	133,765.00	
HA-WIDE	MANAGEMENT IMPROVEMENTS	1408		85,822.00		85,822.00	85,822.00	
HA-WIDE	ADMINISTRATION	1410		80,000.00		80,000.00	80,000.00	
HA-WIDE	AUDIT	1411		2,000.00		2,000.00	2,000.00	
HA-WIDE	FEES & COSTS	1430		60,000.00		60,000.00	60,000.00	
HA-WIDE	NON DWELLING EQUIPMENT							
CA16-001	UPGRADE W.H.DOORS	1460		18,000.00		18,000.00	18,000.00	
CA16-002	UPGRADE MAIN SEWER	1460		27,000.00		27,000.00	27,000.00	
CA16-003	REPLACE KITCHEN CABINETS	1460		141,000.00		141,000.00	141,000.00	
CA16-007	UPGRADE SEWER/WATER SYSTEM	1460		101,235.00		101,235.00	101,235.00	
CA16-009	UPGRADE RESTROOM FACILITY	1460		20,000.00		20,000.00	20,000.00	

