

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**

1.0	PHA Information PHA Name: <u>Plumas County Community Development Commission</u> PHA Code: <u>CA070</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>7/1/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>96</u> Number of HCV units: <u>592</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 <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
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. See Attached Document				
5.1	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: See Attached Document				
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. See Attached Document				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. See Attached Document				
7.0	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. NA				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	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. HUD-50075.1 is attached				
8.2	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. NA				
8.3	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. NA				
9.0	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. See Attached Document				

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. See Attached Document</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>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See Attached Document</p>
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</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>NA (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>NA (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

2010 PHA Plan - Attachment

5.1 Mission

The Plumas County Community Development Commission assists low income residents meet their housing needs, builds and improves infrastructure, creates and retains jobs, and supports human service organizations, thereby making our communities better places to live. We do this in a professional and caring manner.

5.2 Goals and Objectives

Progress on Meeting 5-Year Plan Mission and Goals 2005-2009
Plumas County Community Development Commission and Housing Authority CA070

1. Expand the supply of assisted housing

Reduce public housing vacancies

Vacancy rates for 2005 through 2009 were 1.2, 3.3, 2.2, 3.2, 2.3% respectively. Although we did not see a straight line reduction per year, they are all close to or under an acceptable 3%.

Leverage private or other funds to create additional housing opportunities

The PHA on behalf of the County has secured funding over the years to evaluate the feasibility of affordable housing projects which will provide the groundwork for future development efforts.

The PHA is currently in the process of an acquiring and converting a USDA Rural Development housing project that will result in 51 units of subsidized senior housing with supplemental services (meals and housekeeping).

The PHA has assimilated two Section 8 HCV programs from adjacent jurisdictions (Lassen and Tehama) in danger of losing the programs and is maximizing utilization.

The PHA has applied for Family Unification Program Section 8 Vouchers to increase housing opportunities for foster youth and families coming out of crises.

Acquire or build units or developments

See the above discussion on the USDA RD development.

2. Improve the quality of assisted housing

Improve public housing management

PHAS scores were not given in 2006 or 2008. We received a 93 in 2005; an 83 in 2007, primarily due to a subjectively low REAC physical inspection score (20), and are on our way to an excellent 2009 score with a perfect 30 points on the physical inspection indicator.

Increase customer satisfaction

We have launched a web site (www.plumascdc.org) to provide timely and comprehensive information on all agency programs including downloadable application forms and an easy method to check Section 8 waiting list status.

3. Provide an improved living environment

Implement public housing security improvements.

Transitioning to a management company that provides on site presence and improved lighting have been the two major housing security efforts. We also have a close working relationship with law enforcement.

Designate developments or building for particular resident groups

We have not moved ahead on this objective at this time, but will continue to monitor the interaction of elderly and non-elderly disabled in our housing units. Many elderly residents have expressed concern about the friction that some times develops with these two populations in close proximity. The logistics that would be required to designate elderly and disabled projects is daunting and we have removed this objective for our next five year plan.

Goals and Objectives for FY 2010-2014

1. Expand the supply of affordable housing

Leverage private or other funds to create additional housing opportunities

Based on PHA efforts at acquiring funding for housing feasibility studies, we are moving forward with the predevelopment phase on two projects – transitional housing and an affordable family project.

We intend to expand the Section 8 program into another jurisdiction that is currently administered by the State and hope to increase utilization.

PHA is assisting the jurisdictions of Lassen, Plumas, and Sierra Counties in exploring joining a regional Continuum of Care (Dos Rios). This could provide additional McKinney-Vento funding for our area.

We are still waiting for a decision on our Family Unification Program application.

We are evaluating an application for a disability set-aside of Housing Choice Vouchers.

Acquire or build units or developments

Our application for acquisition and conversion of the USDA RD housing project has been accepted and we are in the preliminary budget development and loan precondition discussions.

Assist in the creation of policies that promote affordable housing

PHA secured funding to evaluate the feasibility of an inclusionary zoning policy and the establishment of a housing trust fund. The PHA is working with the County in its General Plan update with this issue.

2. Improve community quality of life and economic vitality

Assist with infrastructure efforts

The PHA will continue to provide financial, managerial, technical and construction assistance to Special Districts for critical infrastructure projects.

We are exploring funding options to assist our local hospital with funding for capital improvements that, if not done, could result in the loss of the hospital and a substantial number of jobs.

3. Focus on customer service

Streamline operations

PHA is evaluating all its forms and processes in an effort to achieve additional efficiencies. We are impressing upon staff to question all administrative efforts with "why do we do it, do we need to do it, and, if so, can it be done better?"

Improve information flow both internally and externally

The relatively new website is continually being improved with the intent of being a "one stop shop" for all Agency programs and business. General and program specific staff meetings are held to facilitate in-house communication in addition to the use of teleconferences with staff at our remote site.

Increase training opportunities

The PHA takes advantage of many live and "on line" training classes in order to receive necessary information for many programs such as EIV/PIC, energy assistance and weatherization.

Implement new systems

In an effort to streamline the administration of the Section 8 program the PHA has recently implemented a computerized inspection system that allows electronic transmission of all inspection information into the software system, eliminating the need for manual input.

4. Continue to foster agency coordination and cooperation

Provide aid and assistance to non-profit organizations

The PHA, as the Lassen-Plumas-Sierra Community Action Agency, partners with a wide variety of anti-poverty agencies and provides federal funds for their efforts, in addition to assisting them with grant writing services to leverage their resources.

Be a partner in area wide and regional organizations

The PHA works closely with many public and private agencies, as mentioned above in our immediate area (Lassen, Plumas, and Sierra) and now also Tehama County (HCV

Program). We also are involved in a seven county consortium of Community Action Agencies (Plumas, Lassen, Sierra, Glenn, Colusa, Trinity, and Tehama). As mentioned in Goal No. 1, we are evaluating an additional relationship with Glenn, Colusa and Trinity counties by joining the Continuum of Care collaboration.

6.0 PHA Plan Update

The PHA has completely revised both the Section 8 Administration Plan (Admin Plan) and the Public Housing Admissions and Continued Occupancy Policy (ACOP).

(a) PHA Plan Elements

1. See Chapters 3 & 4 of the Admin Plan and ACOP
2. See attachment
3. See Chapter 6 of the Admin Plan and the ACOP
4. See Chapter 6 of the Admin Plan and the ACOP
5. See Chapters 16 of the Admin Plan and 14 of the ACOP
6. NA
7. (1) The PHA will assist tenants in finding suitable sites in order to comply with the requirements of Community Service. (2) The Public Housing Program is too small and the PHA does not have sufficient resources for self-sufficiency services. We make extensive use of outside resources and make referrals as appropriate. (3) See Chapter 11 of the ACOP.
8. (i) Need for measures – We are fortunate that our small, rural, sparsely populated area is relatively crime free and a safe place to live. Nevertheless, because of the large geographical area that law enforcement must cover we are fortunate to have sheriff substations located in the communities containing our housing projects.
(ii) crime prevention activities - the PHA intends to jointly sponsor with local law enforcement a series of safety/crime awareness workshops at our housing projects.
(iii) coordination with police - again, because of our small numbers, we have close working relationships with law enforcement that allow excellent access to their services. Our management company employees a manager previously employed by law enforcement and she brings much expertise to bear in this area.
9. See Chapter 10 of the ACOP
10. See PHA certifications
11. See attachment
12. NA
13. The PHA maintains a close working relationship with the local Domestic Violence agencies, Family Resource Centers, Crises Agencies, and Adult and Child Protective Services to coordinate services to assist child or adult victims of domestic violence. All required VAWA information is disseminated to applicants and participants of Agency programs. PHA staff participate in the training of domestic violence counselors by providing a comprehensive overview of Agency programs.

(b) Locations where the public may obtain copies

The PHA plan is available at the main office 183 W. Main St. in Quincy and at the Public Housing offices in Greenville at 152 Green Meadows Lane, Greenville, CA 95947 and in Chester at 460 Melissa Drive, Chester, CA 96020.

9.0 Housing Needs

California Law requires cities and counties to develop a comprehensive statement of housing needs and strategies to address those needs in a document called a "Housing Element" – one of the requirements of a jurisdiction's General Plan. Since the PHA's HCV program covers three counties, we have reviewed the Housing Elements for the following jurisdictions: County of Plumas, City of Portola, County of Lassen, City of Susanville, County of Tehama, City of Red Bluff, and the City of Corning. The Tehama City Housing Element is under development.

In addition, the jurisdictions are included in the California Consolidated Housing Plan, since they are too small to be included in a sub-region.

The documents indicate many commonalities and also some uniqueness in housing needs in the various jurisdictions.

Some common housing issues include the increase in the senior population across the board with low income seniors particularly impacted, rent burdened low income households, and a substantial percent of persons with disabilities. A number of jurisdictions indicate a need to address dilapidated housing stock. Others have dated housing condition surveys and need to resurvey to determine the extent of the problem. Homelessness is a persistent, although not pervasive problem.

9.1 Strategy for Addressing Housing Needs:

Each Housing Element contains a variety of programs and policies to address the identified housing needs. The PHA will work with the various jurisdictions, as time permits and the situation warrants, to support the housing program efforts.

The PHA is addressing senior housing issues with both Section 8 and Public Housing Preferences (with a number of units designated for senior families). As has been stated above, the Agency is developing additional senior housing units in Plumas County.

All assisted housing programs attempt to respond to rent burden. The current Section 8 waiting list contains 706 families and speaks to our goal to expand the supply of assisted housing. Of those 706, 255 are disabled families. We intend to apply for additional Housing Choice vouchers set aside for disabled families in an effort to acknowledge the need.

Lassen, Plumas, and Sierra Counties are currently not a part of a Continuum Care, but we have been invited to explore becoming a member of the Dos Rios CoC and are actively investigating that possibility.

10 (a) Progress in Meeting Mission and Goals

(i) See Section 5.2

(ii) Basic criteria for determining a significant amendment

Any policy or procedure that causes a substantially different outcome or approach from the existing situation.

10 (b)

Definition of "significant amendment" – a policy or procedure that, although with the regulatory framework, significantly alters or changes the current status, rights, responsibilities of either the PHA and/or program participants.

Definition of "substantial deviation/modification" - Substantial deviations or significant modifications are defined as discretionary changes in the plans of the PHA the fundamentally change the mission, goals, or policies contained in the Five or Annual Plans of the Agency and which require formal approval of the PHA governing Board.

10 (c) NA

11 (f) RAB comments – The Resident Advisory Board spent significant time reviewing both the Section 8 Admin Plan and the Admissions and Continued Occupancy Policy.

11 (g) Challenged elements – There are no challenged elements.

Plumas County Community Development Commission
Statement of Financial Resources

Financial Resources - 2010
Planned Sources and Uses

Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	230,000	
b) Public Housing Capital Fund	360,000	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,180,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants	1,050,000	CAA, Energy Assistance
CSBG, LIHEAP		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	220,000	Reduces HUD Subsidy
USDA Dwelling Rents	70,000	Pine Meadows
4. Other Income (list below)		
Interest	30,000	Defray Op Costs
Fees for Service	140,000	Staff Costs - Non-HUD
5. Non-federal sources (list below)		
State Rental Assistance	47,000	Pine Meadows Apts
State Homeless Assistance	0	
Total Resources	5,327,000	

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INDEPENDENT AUDITORS' REPORT

Board of Commissioners
**Plumas County Community
Development Commission**
Quincy, California

We have audited the financial statements of the business-type activities which comprise the basic financial statements of Plumas County Community Development Commission as of and for the year then ended June 30, 2009, as listed in the table of contents. These financial statements are the responsibility of the Plumas County Community Development Commission's management. 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 basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic 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 basic financial statements referred to above present fairly, in all material respects, the financial position of Plumas County Community Development Commission as of June 30, 2009 and the results of its operations and changes in financial position and cash flows for the year ended in conformity with accounting principles generally accepted in the United States of America.

The management's discussion and analysis and budgetary comparison schedule on pages 3 through 18 and 33, 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 supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The other supplementary information listed in the table of contents is presented for the purposes of additional analysis and is not a required part of the basic financial statements of Plumas County Community Development Commission. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly presented in all material respects in relation to the basic financial statements taken as a whole.

The introductory and statistical sections, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information has not been subject to auditing procedures applied in an audit of the financial statements, and accordingly, we express no opinion on it.

In accordance with *Government Auditing Standards*, we have also issued our report dated December 18, 2009 on our consideration of Plumas County Community Development Commission'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 considered in assessing the results of our audit.

Jacob Bernhardt - Copying

San Francisco, California
December 18, 2009

PLUMAS COUNTY COMMUNITY DEVELOPMENT COMMISSION
STATEMENT OF NET ASSETS
PROPRIETARY FUNDS
JUNE 30, 2009

	Business Type	Fiduciary
	Activities	Fund Type
	Enterprise	
	Funds	Agency
ASSETS		
Current Assets		
Cash, including time deposits (Note B)	\$ 1,067,759	\$ 1,450
Grants receivable (Note C)	192,825	-
Accounts receivable (Note D)	306,259	-
Liens & loans, current portion (Note E)	124,617	59,263
Deposits and prepaid expenses	57,071	-
Inventory (Note F)	12,973	-
Total Current Assets	1,761,504	60,713
Long-term portion of liens & loans	803,729	-
Deferred debt expense (Note G)	184,826	-
Fixed assets, net of accumulated depreciation (Note H)	5,600,607	-
TOTAL ASSETS	\$ 8,350,666	\$ 60,713
LIABILITIES AND NET ASSETS		
Liabilities:		
Current Liabilities		
Accounts payable-vendors	\$ 241,277	\$ 8
Current portion long term debt (Note I)	29,502	-
CDBG payable to entity (Note J)	-	60,705
Accrued vacation and sick leave	169,862	-
Accrued pilot payable	33,794	-
Deferred revenue (Note K)	39,232	-
Security deposits payable	30,275	-
Total Current Liabilities	543,942	60,713
Notes payable - long term portion (Note I)	1,746,240	-
Non-current vacation and sick leave	41,966	-
Total liabilities	2,332,148	60,713
Net Assets		
Investment in fixed assets	3,824,866	-
Restricted for capital improvement (Note L)	203,393	-
Restricted for specific programs (Note L)	130,614	-
Unrestricted	1,859,645	-
Total Fund Balances	6,018,518	-
TOTAL LIABILITIES AND NET ASSETS	\$ 8,350,666	\$ 60,713

The notes to the financial statements are an integral part of this statement.

**PLUMAS COUNTY COMMUNITY DEVELOPMENT COMMISSION
COMBINED STATEMENT OF REVENUE, EXPENDITURES
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2009**

	Enterprise Funds	Eliminations	Totals
OPERATING REVENUES:			
Grant	\$ 1,383,436	\$ -	\$ 1,383,436
Housing Asst Payments Annual	2,302,462	-	2,302,462
Rental Assistance USDA	70,399	-	70,399
Rental Assistance RHCP	47,061	-	47,061
Low rent operating subsidy	234,638	-	234,638
Dwelling rents	299,585	-	299,585
Other Income	508,746	(129,172)	379,574
TOTAL OPERATING REVENUES	4,846,327	(129,172)	4,717,155
OPERATING EXPENSES:			
Salaries & Wages	652,707	-	652,707
Maintenance Salaries	117,657	-	117,657
Employee Benefits	343,578	-	343,578
Professional Services	123,356	(9,984)	113,372
Auto and Travel	37,720	-	37,720
Facilities Expense	24,057	-	24,057
Office Expense	118,274	-	118,274
Publications	17,100	-	17,100
Utilities	202,674	-	202,674
Materials	103,318	-	103,318
Contracts	875,768	(94,551)	781,217
Insurance	32,706	-	32,706
Payments in Lieu of Taxes	22,233	-	22,233
Housing Assistance Payments (HAP)	2,147,571	-	2,147,571
HAP - Portable Administrative	1,376	-	1,376
Energy Assistance Payments	207,423	-	207,423
Provisions for Inventory Obsolescence	7,525	-	7,525
Incentive Performance Fee	10,996	(10,996)	-
Grant Match Expense	13,641	(13,641)	(0)
Bad debts expense	70,600	-	70,600
Depreciation expense (Note H)	335,639	-	335,639
TOTAL OPERATING EXPENSES	5,466,919	(129,172)	5,336,747
OPERATING INCOME (LOSS)	(619,592)	-	(619,592)
NON-OPERATING REVENUES(EXPENSES)			
Interest income	53,175	(22,665)	30,510
Amortization of deferred debt expense (Note G)	(7,178)	-	(7,178)
Interest expense	(98,483)	22,665	(75,818)
Net non-operating revenues (expenses)	(52,486)	-	(52,486)
CHANGE IN NET ASSETS	\$ (672,078)	\$ -	\$ (672,078)

The notes to the financial statements are an integral part of this statement.

**PLUMAS COUNTY COMMUNITY DEVELOPMENT COMMISSION
STATEMENT OF CHANGES IN NET ASSETS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2009**

	Business Type	Fiduciary
	<u>Activities</u>	<u>Fund Type</u>
	Enterprise	Agency
	<u>Funds</u>	
BEGINNING BALANCE, JULY 1, 2008	\$ 6,690,596	\$ -
Change in Net Assets	<u>(672,078)</u>	<u>-</u>
ENDING BALANCE, JUNE 30, 2009	<u>\$ 6,018,518</u>	<u>\$ -</u>

The notes to the financial statements are an integral part of this statement.

**PLUMAS COUNTY COMMUNITY DEVELOPMENT COMMISSION
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2009**

A. SUMMARY OF AUDITOR'S RESULTS	
1. Type of Financial Statement Report	UNQUALIFIED
2. Significant Deficiencies in Internal Control Disclosed by Audit of Financial Statements	NONE
3. Noncompliance Disclosed by Audit Which Is Material to Financial Statements	NONE
4. Significant Deficiencies in Internal Control over Major Programs Disclosed by Audit	NONE
5. Type of Compliance Report Major Programs	UNQUALIFIED
6. OMB A-133 Subpart E.510a Audit Finding Disclosed by Audit	NONE
7. Major Programs:	CFDA # 81.042 ARRA -WX Assistance for Low Income Persons CFDA # 81.042 -WX Assistance for Low Income Persons CFDA # 14.228 Community Development Block Grants CFDA # 14.197 Multifamily Assisted Housing Reform and Affordability Act CFDA # 14.317 Section 8 Housing Assistance - ARRA Special Allocation CFDA # 14.135 U.S. HUD Loan Rural Rental Housing Cluster: 10.415 Rural Rental Housing Loans 10.427 Rural Rental Assistance Payments
8. Dollar Threshold for Type A Programs	\$300,000
9. Auditee Qualification	LOW RISK
B. Findings Relating to the Financial Statements Which Are Required to Be Reported in Accordance with GAGAS	NONE
C. Findings and Questioned Costs for Federal Awards Including Audit Findings Defined in OMB A-133 Subpart E.510a	NONE

U.S. Department of Housing and Urban Development
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OMB No. 2577-0226
Expires 4/30/2011

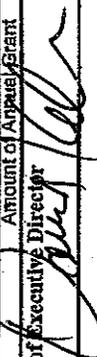
Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CA 30 5070 501 94 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009-2010 FFY of Grant Approval:
Type of Grant		Revised Annual Statement (revision no: 1) Final Performance and Evaluation Report	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account		Total Estimated Cost	Total Actual Cost ¹
Line		Original	Obligated
1	Total non-CFF Funds		Expended
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	\$22,814	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement	\$141,944	\$160,195
10	1460 Dwelling Structures	\$30,129	\$30,129
11	1465.1 Dwelling Equipment—Nonexpandable		
12	1470 Non-dwelling Structures	\$15,000	\$15,000
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	\$18,251	\$0
20	Amount of Annual Grant (sum of lines 2 - 19)	\$228,138	\$228,138
21	Amount of line 20 Related to LHP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009-2010	
PEHA Name: Plumas County Community Development Commission And Housing Authority		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: Date of CFFP:		Replacement Housing Factor Grant No:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line 20	Amount of Arpa/Grant	Total Estimated Cost	Total Actual Cost ¹
		Revised ²	Obligated
Signature of Executive Director 		Date 4/6/2009	
Signature of Public Housing Director		Date 1/27/2010	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: FFY of Grant Approval:	
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CRFP:	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Actual Cost ¹
Line	Summary by Development Account	Total Estimated Cost Revised ²	Obligated Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	160,000	
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

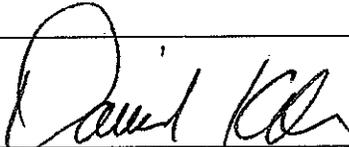
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Plumas County Community Development
 Commission

CA070

PHA Name

PHA Number/HIA Code

<small>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)</small>			
Name of Authorized Official	David Keller	Title	Executive Director
Signature		Date	4/16/10

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Plumas County Community Development Commission

Program/Activity Receiving Federal Grant Funding

Low Rent Public Housing and Housing Choice Voucher Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

183 W. Main Street, Quincy CA, 95971 - Plumas County

152 Green Meadows Lane, Greenville, CA 95947 - Plumas County

460 Melissa Drive, Chester CA 96020 - Plumas County

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

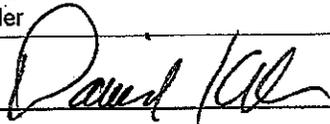
David Keller

Title

Executive Director

Signature

X



Date

4/14/10

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Plumas County Community Development Commission

Program/Activity Receiving Federal Grant Funding

Low Rent Public Housing and Housing Choice Voucher Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

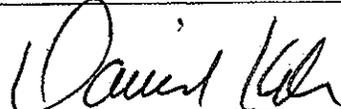
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official David Keller	Title Executive Director
Signature 	Date (mm/dd/yyyy) 4/14/10

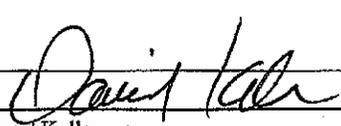
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> NA a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>David Keller</u> Title: <u>Executive Director</u> Telephone No.: <u>530 284-2466</u> Date: <u>4/16/10</u>	
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