

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 8/31/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CA048000032-09R Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Regional Housing Authority of Sutter and Nevada Counties		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		Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised ¹	Obligated	Total Actual Cost ¹ Expended
		Original			
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ²				
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	297,000.00		297,000.00	297,000.00
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.

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Part I: Summary		FFY of Grant: 2009	
PHA Name:		FFY of Grant Approval: 2009	
Regional Housing Authority of Sutter and Nevada Counties		Capital Fund Program Grant No: CA048000032-09R	
Type of Grant		Replacement Housing Factor Grant No:	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Reserve for Disasters/Emergencies			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
		Obligated	Expended
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)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	297,000.00	297,000.00
21	Amount of line 20 Related to LBP 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	297,000.00	297,000.00
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date 03/09/2011		Date	

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Selection and Admissions Policies

PUBLIC HOUSING: it is the PHA’s policy that each applicant shall be assigned an appropriate place on the site based wait list for the developments in which the applicant wishes to reside. Applicants will be listed in sequence based upon the waiting list preferences.

The PHA will not house over income families in public housing. Families will be given the appropriate amount of time to transition into the community.

HOUSING CHOICE VOUCHER: The PHA will advertise the opening and closing of the waitlist. The PHA uses a single waiting list for admission. Except for HUD approved special admissions applicants will be selected from the PHA waiting list in accordance with the policies, preferences and income targeting requirements defined in the Administrative Plan.

A preference does not guarantee admission to the program. Preferences are used to establish the order of placement on the waiting list. An applicant must verify that they qualify for the preferences claimed during the full application/eligibility process.

De concentration Wait List Procedures

The PHA’s admission policy is designed to provide for the deconcentration of poverty and income mixing by bringing in higher income residents into lower income developments and lower income residents into higher income areas. Gross annual income is used for income limits at admission and for income mixing purposes. Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

(2) Financial Resources

Financial Resources: Planned Sources and Uses (2011-2014)

Sources	Planned \$	Planned Uses
2014 Public Housing Operating Fund	550,000	Operations/Maintenance
2013 Public Housing Operating Fund	550,000	Operations/Maintenance
2012 Public Housing Operating Fund	550,000	Operations/Maintenance
2011 Public Housing Operating Fund	550,000	Operations/Maintenance
2010 Public Housing Operating Fund	563,381	Operations/Maintenance
Other Federal Grants	0	Operations/Maintenance
Prior year federal grants (unobligated funds only)	0	Operations/Maintenance
2014 Capital Fund Program funds	295,500	Operations/Maintenance
2013 Capital Fund Program funds	296,219	Operations/Maintenance
2012 Capital Fund Program funds	233,121	Operations/Maintenance
2011 Capital Fund Program funds	258,596	Operations/Maintenance

2010 Capital Fund Program funds	298,386	Operations/Maintenance
2009 Capital Fund Program funds	279,122	Operations/Maintenance
2008 Capital Fund Program funds	300,792	Operations/Maintenance
2014 Public Housing Dwelling Rents	582,400	Operations/Maintenance
2013 Public Housing Dwelling Rents	582,400	Operations/Maintenance
2012 Public Housing Dwelling Rents	582,400	Operations/Maintenance
2011 Public Housing Dwelling Rents	613,052	Operations/Maintenance
2010 Public Housing Dwelling Rents	634,774	Operations/Maintenance
2009 Public Housing Dwelling Rents	694,688	Operations/Maintenance
2014 Other Income	14,253	Operations/Maintenance
2013 Other Income	14,253	Operations/Maintenance
2012 Other Income	14,253	Operations/Maintenance
2011 Other Income	15,003	Operations/Maintenance
2010 Other Income	20,532	Operations/Maintenance
Miscellaneous Income	0	Operations/Maintenance
Non Federal Sources	0	Operations/Maintenance
Total Resources	\$	

(3) Rent Determination

Our PHA has established for each dwelling unit in public housing a flat rental amount for the dwelling unit, that

- Is based on the market rental value of the unit as determined by the PHA
- Is designed so that the rent structures do not create a disincentive for continued residency in public housing for families who are attempting to become economically self sufficient through employment or who attained a level of self sufficiency through their own efforts.

There shall be a review of the families paying flat rent not less than once every three (3) years. Family composition will be reviewed annually for all families including those paying flat rent. For a family paying flat rent there shall be no utility deduction.

Income based Rents

The monthly total tenant payment amount for a family shall be an amount based on the total family income, as verified by the PHA that does not exceed the greatest of the following amounts:

- Thirty percent (30%) of the family's monthly adjusted income
- Ten percent (10%) of the family's gross monthly income
- The PHA's minimum TTP of fifty dollars (\$50)