



Yolo County Housing

Lisa A. Baker, Executive Director

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

BOARD OF COMMISSIONERS

Duane Chamberlain
Marlene Games
Michael H. McGowan
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DATE: April 14, 2011
TO: YCH Board of Commissioners
FROM: Lisa A. Baker, Executive Director
PREPARED BY: Marianne Krager, Director of Operations
SUBJECT: Public Hearing to Consider Adoption of the Agency's FY 2011 Annual Plan

RECOMMENDED ACTIONS

That the Board of Commissioners:

1. Hold public hearing to solicit public comment regarding the proposed Annual Plan; and
2. After public testimony, comments and any changes, adopt the 2011 Annual Plan update to the Five year Agency Plan, approve the required U.S. Department of Housing and Urban Development (HUD) Resolution and authorize the Executive Director to submit to HUD.

BACKGROUND / DISCUSSION

Yolo County Housing, as part of its requirements to HUD, is required to have an adopted Five Year Agency Plan regarding its Housing Choice Voucher and Public Housing Programs. The Agency must review its 5-year Plan annually and adopt an Annual Plan Update regarding how it will handle its Admissions, Occupancy, Residency, Capital Fund Plan and Strategic Plans for housing.

As part of this process, YCH created a draft plan and circulated it for a 45-day comment period. Additionally the draft Plan was presented to the Resident Advisory Board (RAB) for review, comment and input. Their comments are contained within the Plan. A Public Notice was subsequently published and the comment period began Thursday February 24, 2011 and will end on Monday April 11, 2011. To date, the YCH has not received any additional public comments.

The RAB held one (1) meeting to review the plan on February 9, 2011. Members received presentations from each department, which included Finance, Administration, Facilities, Public Housing and Housing Assistance (Vouchers). Members were extremely excited about YCH's "Welcome Home" initiative. Discussions regarding "resident patrols" and "direct pay" for rents contained within the Initiative generated considerable interest.

FISCAL IMPACT

Submission and approval of the Plan is the basis for receipt of federal funds from HUD.

CONCLUSION

The YCH Five Year Plan is updated annually through the Agency Plan process. The Proposed YCH Five Year Plan extends from 2010 through 2014. Staff recommends the adoption of the Plan and the Plan's submittal to the Department of Housing and Urban Development (HUD).

Attachment: Resolution
Draft Annual Plan

YOLO COUNTY HOUSING

FY2011 ANNUAL UPDATE TO THE FY2010-FY2014 FIVE-YEAR AGENCY PLAN

SECTION 5.0 THROUGH 10.0

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5.0 Five-Year Plan

5.1 Mission Statement

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

5.2 Goals and Objectives

- Continue to increase the sustainability of the Agency’s portfolio by reducing energy usage using both simple and complex strategies.
- Maintain leasing rates, on-time collections and other benchmarks for on-going programs at a rate equal to or above generally accepted standards.
- Continue to improve the Public Housing Assessment System (PHAS) score.
- Continue to train staff on Asset Management to ensure compliance with all new HUD regulations.
- Achieve and maintain a 98% lease-up in the budget year (combined between tenant-based Housing Choice Voucher (HCV) and project-based vouchers and includes either units or budget authority).
- Close an additional three (3) homes through the HCV Home Ownership Program in the coming year.
- Continue to achieve High Performer status on Section 8 Management Assessment (SEMAP) score.
- Implement new owner outreach materials to attract potential new owners to participate in the HCV Program.
- Analyze, develop and implement effective work flows for staff.
- Complete full enrollment in the Family Self-Sufficiency Program (FSS) to comply with the HUD requirement.
- Continue to upgrade computer systems including servers, software, and memory capacity.

- Continue with annual customer satisfaction surveys; gather and interpret results; identify strengths and areas of needed improvement in YCH services.
- Install individual meters at apartments where there is currently no meter.
- Develop eco-friendly landscaping plan to reduce water usage.
- Install broadband access capability to reach all sites and offer inexpensive in-home broadband access to residents as an additional revenue source.
- Continue to deploy Facebook page to help distribute information to residents and applicants.
- Upgrade website to include better information, easier navigation and install access portals for customers – landlords, tenants, and participants.
- Move forward with additional elements of YCH’s “Welcome Home” strategy that are already outlined in the Plan, including development of a welcome packet for residents, participants, and landlords.
- Apply for additional funding including the Capital Fund Education and Training Community Facilities (CFCF) Program and Resident Opportunity and Self-Sufficiency (ROSS) Service Coordinators Program.

6.0 PHA Plan Update

- (a) **Identify specifically which plan elements have been revised since the PHA’s prior plan submission.**

Yolo County Housing has revised the following elements:

Goals and Objectives

Staff has removed Goals which have been completed and added additional Goals for the upcoming years.

Financial Resources

The Financial Resources section has been revised to include projected amounts for FY2011.

Resident Services

The Resident Services section has been updated to include current information regarding resident programs.

Fiscal Year Audit

The Audit for the Fiscal Year ending 6/30/2009 has been completed and is included with the Agency Plan. The Audit for 6/30/2010 is in the process of being completed.

Capital Improvements

The Agency Plan includes a copy of the FY2011 Capital Fund Annual Statement. Performance and Evaluation Reports for the FY 2008, FY2009 and FY2010 Capital Funds and FY2009 Stimulus Funds are also included. The projections for the FY2011 CFP are based on the actual 2010 amount.

Policies

Verification Hierarchy for both HCV and LIPH – This update allows YCH to use “third party verification” provided by the tenant or applicant.

Wait List Preferences – The definition of the “working preference” has been updated to include families where at least one adult was employed but, through no fault of their own, lost their job and is currently receiving unemployment benefits.

Family Self-Sufficiency (FSS) Program – YCH will conduct interim reexaminations for families enrolled in the FSS Program to establish baselines and escrow accounts.

Purging the Wait List – The wait list will be updated every three (3) years to ensure that the waiting list is current and accurate.

YCH has added an “involuntarily displaced” preference to the Housing Choice Voucher Program’s Wait List. Involuntarily displaced includes a family displaced by a natural disaster, including disasters recognized by a Federal government, which extensively damaged or destroyed their dwelling or is:

- Dilapidated as cited by city/county officials of a local code enforcement office and does not provide safe, adequate shelter; has one or more critical defects or a combination of defects requiring

considerable repair or endangers the health, safety, and well-being of family.

- Has been declared unfit for habitation by a government agency, or
- Part of a Witness Protection Program or the HUD Office or law enforcement agency and, after a threat assessment, the law enforcement agency recommends re-housing the family to avoid or reduce risk of violence against the family.
- Displaced due to a family member being the victim of one or more hate crimes, and the applicant has vacated the unit because of the crime or fear of such a crime has destroyed the applicant's peaceful enjoyment of the unit.

(b) Identify where the 5-Year and Annual Plan may be obtained by the public.

The FY2011 Annual update to the FY2010-FY2014 Five-Year Agency Plan will be available for review during the 45-day Public Hearing Notice period at Yolo County Housing's Main Office which is located at 147 West Main Street in Woodland, California.

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

The YCH's policies governing resident eligibility, selection, and admission including admissions preferences for both the Public Housing and Housing Choice Voucher Programs are described in this section. Unit assignment policies for public housing and wait list procedures for both programs are also described.

The Admissions and Continued Occupancy Policy (ACOP) covers the specific requirements for admission to the public housing program. These requirements for the HCV Program are stated in the Administrative Plan. The information listed below highlights some of the main factors used in determining eligibility and admission to both programs and is not meant to be exhaustive. Both documents are on file at YCH's main office and should be referred to for specific questions.

Public Housing – Admissions and Continued Occupancy Policy (ACOP)

It is the Yolo County Housing's policy to admit qualified applicants only. An applicant is qualified if s/he meets the following criteria:

Heads a household where at least one member of the household is either a citizen or eligible non-citizen.

Has an Annual Income at the time of admission that does not exceed the low income limit for occupancy as established by HUD and posted separately in YCH offices.

Meets or exceeds the tenant Selection and Suitability Criteria as set forth in the ACOP.

The qualifying factors of eligibility will not be verified until the family is in a position on the waiting list to be offered a housing unit.

The applicant must qualify as a family. A family may be a single person or group of persons. Discrimination on the basis of a familial status is prohibited, and a group of persons may not be solely denied on the basis that they are not related by blood or marriage.

Applicants with a previous outstanding debt to YCH or any other PHA resulting in from a previous tenancy in a public housing or Housing Choice Voucher programs must be paid in full prior to admission.

YCH requires that a criminal background check and a credit check be performed upon admission and at all re-examinations when the tenant supplies any information to criminal activity. Any applicant and/or participant who has been convicted of any criminal activity including felony behavior in the past (3) three years will be denied admission and/or terminated.

Persons evicted from public housing, Indian housing, Section 23, the Voucher Program, or any Section 8 program because of drug-related criminal activity are ineligible for admission to Public Housing for a three (3) year period beginning with the date of such conviction.

YCH will permanently deny admission to public housing to persons convicted of manufacturing or producing methamphetamines on the premises of the assisted housing project in violation of any Federal or State law.

YCH will deny admission to public housing to any family in which a family member is subject to a lifetime sex offender registration requirement.

A detailed interview will be conducted with all applicants. The interview will contain questions designed to evaluate the qualifications of applicants to meet the essential requirements of tenancy. All submitted information will be subject to third party verification.

It is the policy of YCH to ensure that all families who express an interest in housing assistance are given an equal opportunity to apply, and are treated in a fair and consistent manner. Families who wish to apply for any of YCH's programs must complete a written application when application-taking is open. Applications will be made available in an accessible format upon request from a person with a disability.

Applicants may choose which site-based waiting list on which they wish to be placed.

The application process will involve two phases. The first is the "initial" application for admission (referred to as a pre-application). This first phase is to determine the family's eligibility for, and placement on, the waiting list. The second phase is the "final determination of eligibility for admission" (referred to as the full application). The full application takes place when the family reaches the top of the waiting list. At this time, YCH ensures that verification of all HUD and YCH eligibility factors is current in order to determine the family's eligibility for an offer of a suitable unit.

If after a review of the pre-application the family is determined to be preliminarily eligible, they will be notified in writing that they will be placed on the waiting list. If the family is determined to be ineligible based on the information provided in the pre-application, YCH will notify the family in writing, state the reason for denial, and inform them of their right to an informal hearing.

It is the YCH's policy that each applicant is assigned an appropriate place on the waiting list for the development(s) in which the applicant wishes to reside. Applicants will be listed in sequence based upon the date and time the application is received, the size and type of unit required, the site in which they wish to reside, and the factors of preference or priority.

Housing Choice Voucher Program – Administrative Plan

YCH is responsible for ensuring that each individual and family admitted to the HCV program meets all program eligibility requirements. This includes any individual approved to join the family after the family has been admitted to the

program. The family must provide any information needed by YCH to confirm eligibility and determine the level of assistance.

To be eligible for the HCV program, each applicant family must:

- Qualify as a family as defined by HUD and YCH.
- Have income at or below HUD specified income limits.
- Qualify on the basis of citizenship or the eligible immigrant status of family members.
- Provide social security number information for all family members as required.
- Consent to YCH's collection and use of family information as provided for in YCH-provided consent forms.
- YCH must determine that the current or past behavior of household members does not include activities that are prohibited by HUD or YCH.

Income limits are used for eligibility only at admission. Eligibility is established by comparing a family's annual income with HUD's published income limits. To be income eligible, a family must be one of the following:

- A very-low income family or
- A low-income family that has been "continuously assisted" under the 1937 Housing Act.

HUD requires YCH to deny assistance in the following cases:

- Any member of the household has been evicted from federally-assisted housing in the last three (3) years for drug-related criminal activity.
- YCH determines that any household member is currently engaged in the use of illegal drugs.
- YCH has reasonable cause to believe that any household member's current use or pattern of use of illegal drugs, or current abuse or pattern of abuse of alcohol, may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.
- Any household member has ever been convicted of drug-related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing.
- Any household member is subject to a lifetime registration requirement under a state sex offender registration program.

If any household member is currently engaged in, or has engaged in any drug-related or violent criminal activity, within the last three years, the family will be denied admission.

HUD authorizes YCH to deny assistance based upon the family's previous behavior in assisted housing. YCH will deny assistance to an applicant family if:

- The family does not provide information that HUD or YCH determines is necessary to the administration of the program.
- The family does not provide complete and true information to YCH.
- Any public housing agency has terminated assistance under the program for any family member within the last three (3) years.
- Any family member has been evicted from federally assisted housing in the last three (3) years.
- Any family member has committed fraud, bribery, or any other corrupt or criminal act in connection with any other federal housing program.
- The family owes rent or other amounts to any public housing agency in connection with the HCV, Certificate, Moderate Rehabilitation, or public housing programs, unless the family repays the full amount of the debt prior to being selected from the waiting list.
- The family has breached the terms of a repayment agreement entered into with YCH, unless the family repays the full amount of the debt covered in the repayment agreement prior to being selected from the waiting list.
- A family member has engaged in or threatened violent or abusive behavior towards YCH personnel.

YCH is authorized to obtain criminal conviction records from law enforcement agencies to screen applicants for admission to the HCV program. This authority assists YCH in complying with HUD requirements and in-house policies to deny assistance to applicants who are engaging in or have engaged in certain criminal activities. In order to access these records, YCH requires each applicant household to submit a consent form signed by each adult household member.

When a family wishes to receive HCV assistance, the family must submit an application that provides YCH with the information needed to determine the family's eligibility. The application process involves two phases. The first phase involves placing the family on the waiting list. This process requires the family to declare any preferences to which they may be entitled and the family's income.

In the event two or more applicants with identical preferences are eligible for placement on the waiting list, their order of placement will be determined by the date and time of the application or by the order in which the family was randomly selected in the lottery process.

The second phase is the final determination of eligibility, which takes place when the family nears the top of the waiting list.

YCH is permitted to close the waiting list if it has an adequate pool of families to use its available HCV resources. YCH will close the waiting list when the estimated waiting period for housing assistance for the most current applicants on the list reaches 12 months. Before reopening the waiting list, YCH must publish a public notice stating that it will be reopened.

YCH has established the following preferences for admission to the HCV program:

- Applicants with special provisions, which includes, tenants residing in units owned and or managed by YCH required to move due to special circumstances, and approved by the Executive Director.
- Applicants who live or work in Yolo County.
- Any citizen of the United States, who served in the military, naval, or air service of the United States who received an honorable discharge or was released from active duty under honorable conditions. This preference applies to the surviving spouses of veterans.
- HCV participants who have been terminated due to over-leasing or lack of federal funding.
- Families who have at least one adult employed and has been employed for at least six (6) months. Definition of employment includes receipt of employment benefits. This preference is automatically extended to elderly families and a family whose head of household or spouse is receiving income based on their permanent disability.
- Involuntarily displaced.

Each preference is given a point value of one and the points are cumulative. Applicants with the highest point total are ranked highest on the list.

Once an applicant family has been selected from the waiting list, YCH will notify the family by first class mail. The family will be sent a packet of forms to be completed and returned by a specified date.

2. Financial Resources

The table below lists Yolo County Housing's anticipated financial resources, such as PHA Operating, Capital and other anticipated Federal resources available to the Agency, as well as tenant rents and other income available to support public housing and housing choice voucher programs in Fiscal Year 2011.

Funding Source	Amount	Use
FY2011 PH Operating Fund	\$830,000	PH Oper.
FY2011 Capital Fund Program	\$992,387	PH Mod.
FY2010 Capital Fund Program	\$992,387	PH Mod.
FY2009 Capital Fund Program	\$744,751	PH Mod.
Housing Choice Voucher Program	\$10,580,896	HCV Oper.
Public Housing Dwelling Rent	\$1,745,906	PH Operations
Interest	\$1,833	PH Operations
Other Income	\$58,613	PH Operations
Total	\$15,946,773	

Note: The Capital Fund amounts for FY2009 and FY2010 are the unobligated amounts as of 12/31/2010.

3. Rent Determination

Public Housing

A family's income determines eligibility for assistance and is also used to calculate the family's rent payment. The first step in calculating income-based rent is to determine each family's total tenant payment (TTP). Then, if the family is occupying a unit that has tenant-paid utilities, the utility allowance is subtracted from the TTP. The result of this calculation, if a positive number, is the tenant rent. If the TTP is less than the utility allowance, the result of this calculation is a negative number, and is called a utility reimbursement, which may be paid to the family or directly to the utility company by YCH.

HUD regulations specify the formula for calculating the total tenant payment (TTP) for a tenant family. TTP is the highest of the following amounts rounded to the nearest dollar.

30% of the family's monthly adjusted income

10% of the family's monthly gross income

The flat rent

Housing Choice Voucher

HUD regulations specify the formula for calculating the total tenant payment (TTP) for an assisted family. TTP is the highest of the following amounts, rounded to the nearest dollar:

30% of the family's monthly adjusted income

10% of the family's monthly gross income

4. Operation and Management

YCH has a staff maintenance mechanics which provides general maintenance services at each site to help ensure the units are kept in good working order. If a resident needs an item repaired, they are asked to call the management office and place a work order. Once the work order is entered, a maintenance mechanic will go to the unit to repair the item. If the need for repair was not caused by the resident, then YCH does not charge the resident. If the resident caused the repair, then they are charged according to the Maintenance Charge List on file at the office.

The Authority also has a preventative maintenance schedule in which items such as filters for the HVAC systems are changed out on a regular basis. The Authority also has a pest control plan in which each unit is sprayed once a month to help control pest infestation.

YCH also has many policies which management uses to operate the Agency on a daily basis. These policies are listed below:

- Personnel
- Procurement
- Vehicle Guidelines
- Distracted Driver
- IT Policy
- Uniform Policy
- Capitalization
- A/R Write-off
- Surplus Property
- Signature Authority
- Records Retention
- Credit and Investment
- Section 3
- Applicant Screening
- Eviction
- Tracking Crime
- Reasonable Accommodation
- Facility Use
- Pet
- Admissions and Continued Occupancy (LIPH)
- Administrative Plan (HCV)
- Grievance
- Domestic Violence
- Energy Plan

5. Grievance Procedures

Public Housing

Applicants who are determined ineligible, who do not meet YCH admission standards, or where YCH does not have an appropriate size and type unit in its inventory will be given written notification promptly, including the reason for the determination. Ineligible applicants will be offered an opportunity for an informal hearing. A request for an informal hearing must be submitted to YCH within ten (10) working days from the date of the notification of their ineligibility. If an informal hearing is requested, YCH will conduct the hearing within twenty (20) working days of the request. Informal hearings will be conducted by an impartial hearing officer. The person who is designated as the hearing officer cannot be the person who made the initial determination of

ineligibility or a subordinate of that person. Within ten (10) working days of the date of the hearing, the hearing officer will mail a written decision to the applicant and place a copy of the decision in the applicant's file.

Housing Choice Voucher

When YCH makes a decision that has a negative impact on a family, the family is generally entitled to appeal the decision. For applicants, the appeal takes the form of an informal review; for participants, or for applicants denied admission based on citizenship issues, the appeal takes the form of an informal hearing.

Informal reviews are provided for program applicants. An applicant is someone who has applied for admission to the program, but is not yet a participant in the program.

6. Designated Housing for Elderly and Disabled Families

Currently, Yolo County Housing has two (2) public housing developments which are designated for occupancy by elderly and disabled residents. The developments are Riverbend Senior Manor I and II and are located in West Sacramento. Because these developments were constructed solely for the purpose of housing elderly tenants, YCH does not have to reapply for the elderly designation.

YCH does not plan to apply for approval to designate more developments as elderly-only occupancy in FY2011.

7. Community Service and Self-Sufficiency

Yolo County Housing maintains over 45 partner service agreements with local city, county, state and non-profit agencies to provide services and education for residents of our Low Income Public Housing and Agricultural Services Programs. The services vary at each location depending on the needs of the site and the availability of services.

At the public housing sites located at Winters, Woodland, and West Sacramento, resident and community services include the monthly Emergency Food Assistance Program (EFAP) provided by the Yolo County Food Bank, quarterly resident meetings held by YCH to assist residents with access to services, information and resources, on-site computer labs are open daily for youth (ages 5-18) with YCH staff available to provide homework assistance, computer tutorial support, and other educational activities. Day care centers at the Winters and

Woodland sites are operated by the YMCA and provide access to quality day care and preschool services to resident families. All residents receive an annual YCH calendar which highlights meetings, resident services, emergency planning information, ADA/504 information, fair housing, and other pertinent information related to their quality, safe and affordable housing community.

Future Plans All Properties: Develop a resident security patrol program. Develop a “Welcome Home” program which includes information that welcomes the resident to their new home and provides a coupon pack from local businesses as a way to introduce residents to their community. Apply for grant opportunities to maintain staff support of resident services through HUD such as a Resident Opportunities Self-Sufficiency (ROSS) grant. YCH will work with the WIB, public and private sector partners in identifying and expanding employment and educational opportunities for residents.

At the Winters site (which includes Esparto residents), YCH has a partnership with the University of California at Davis Cooperative Extension 4-H that provides education in nature and ecology (this property borders Putah Creek), youth soccer skills, and after-school homework assistance during the school year. Rural Innovations Social Economics, Inc (RISE) provides weekly classes and activities to parents and children. Narcotics Anonymous holds weekly meetings on-site Wednesday evenings. The Yolo County Health Department (YCHD) also provides a monthly literacy and nutrition program for children up to the age of five years old called the GET READY Program. In addition, the YCHD also provides occasional education in nutrition, exercise and car seat safety. Winters Health Care provides an annual health fair, dental screenings, nutrition, and other educational resources to Winters families.

Future Plans (Winters): The development of a Community Garden project on-site. Through additional community partnerships, YCH will be expanding the provision of health, parent, and educational services to residents.

At the Woodland site (which includes Yolo and Knights Landing residents), the UC Davis TANA Center (a community art center) opened this year dedicated to inspiring local youth and reinforcing culture through silk-screening, mural painting and other classes. Woodland youth have the opportunity to participate in programming at no cost. In partnership with the Yolo Family Resource Center, YIIN, and 4-H, Woodland youth participate in the YCH Summer Soccer League. Residents have access and priority to the Yolo County Office of Education Early Head Start Program located on-site as well.

Future Plans (Woodland): YCH staff is exploring grant opportunities to build an adult education and job training center on site at Woodland. This would enhance service delivery in the areas of youth and adult education (ESL, HS

Diploma/GED) as well as post-secondary education and/or training opportunities tied to the future economy. YCH will expand partnerships with UC Davis TANA, Yolo Family Resource Center, 4-H, and other partners to enhance Woodland youth leadership opportunities.

Since 1987, the City of West Sacramento Senior Center currently resides in the community room and offices located at the Riverbend Senior Manor. They will be relocating this year but will continue to provide elements of programming to YCH residents. The Elderly Nutrition Program (ENP) will continue to operate out of the community room providing a hot lunch meal to resident seniors at a reduced rate. Other services include Legal Services of Northern California, Veterans Services, and the Bryte & Broderick Farmer's Market which all provide services on site at Riverbend Manor. Seniors from both YCH and the community at large have access to a variety of education and recreation opportunities.

Future Plans (West Sacramento): YCH in partnership with the residents will be determining programs and services to be offered at the Riverbend Manor once the Senior Center has vacated the premises. YCH plans to expand the soccer league to include Las Casitas youth.

8. Safety and Crime Prevention

Fortunately, the Agency does not have a major crime problem at any of its sites. Even though crime is not a major problem, YCH still works hard to ensure that all residents feel safe in their homes. Each site manager has a good relationship with local law enforcement. Officers stop by the site offices on a periodic basis to discuss crime issues with the site managers. Local law enforcement agencies also send reports to management detailing any crimes committed on each site.

9. Pets

Yolo County Housing has adopted a Pet Policy covering the ownership of pets in its' public housing developments. The policy explains the YCH's policy on the keeping of pets and any criteria or standards pertaining to the policies. The rules adopted are reasonably related to the legitimate interest of the PHA to provide a decent, safe and sanitary living environment for all tenants, and to protect and preserve the physical condition of the property, as well as the financial interest of the Agency. The full Pet Policy is on file at the main office and can be reviewed during normal operating hours.

10. Civil Rights

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

11. Fiscal Audit

The Fiscal Audit for the Year ended June 30, 2009 is attached to the Agency Plan as attachment ca044h01. The Fiscal Audit for the Year ended June 30, 2010 is in the process of being completed.

12. Asset Management

The Agency's management staff is continually looking for areas where cost reductions can take place without affecting the level of service to current and potential public housing residents and HCV Program participants.

Management is also reviewing the Agency's housing inventory to determine what needs to be addressed at each property to maintain long-term viability. Depending on the results of this review, the Agency may decide on various options including limited rehabilitation, complete modernization, demolition, or disposition of properties. Before any option is undertaken, it will be presented in the Agency Plan for review by the public. At this time, there are no plans for demolition of any properties. Management is analyzing the possibility of disposing of some vacant land which has been acquired over the years. This land would be used for future development of additional affordable housing units. It is the intent of the Agency to retain as much housing for the low-income residents of Yolo County as possible. This, of course, is dependent on a reasonable continued funding level by the federal, state, and local governments.

13. Violence Against Women Act

The Agency has adopted a Domestic Violence Policy consistent with the Violence Against Women Act (VAWA). The Domestic Violence Policy covers residents and applicants for both the Public Housing and the Housing Choice Voucher Program. The policy states that no person who has been a victim of domestic violence will be denied or removed from housing based solely on the domestic violence act. The full policy is available at the office and can be reviewed during normal operating hours.

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

Yolo County Housing will not be pursuing any Hope VI or Mixed Finance Modernization or Development in FY2011. YCH reserves the right to pursue the use of these programs in the future, if warranted.

(b) Demolition and/or Disposition

YCH will not pursue any demolition activities of the public housing units under its ownership in FY2011. YCH reserves the ability possibly pursue disposition of vacant land.

(c) Conversion of Public Housing

YCH will not convert any public housing to tenant-based assistance in FY2011.

(d) Homeownership

YCH does not presently have or does not plan to apply for approval for a public housing homeownership program in FY2011.

(e) Project-Based Vouchers

To expand the availability of affordable housing in Yolo County, YCH is planning to use project-based vouchers in the upcoming fiscal year. The current Annual Contributions Contract with HUD allows YCH to use up to 20% of its voucher program budget authority to attach funding to specific units rather than using it for tenant-based assistance. Based on current projections, YCH would use approximately 10% of the budget authority for project-based vouchers. This would equate to about fifty (50) units. While no specific locations have been determined at this time, the units are expected to be located outside of areas of poverty. The implementation of project-based vouchers is consistent with the Agency Plan because it will help to increase the quality of affordable housing and expand housing opportunities to low-income families in Yolo County.

8.0 Capital Improvements

8.1 Capital Fund Annual Statement/Performance and Evaluation Report

See attachments:

ca044b01 – FY2011 CFP Annual Statement
ca044d01 – FY2010 CFP Performance and Evaluation Report
ca044e01 – FY2009 ARRA Performance and Evaluation Report
ca044f01 – FY2009 CFP Performance and Evaluation Report
ca044g01 – FY2008 CFP Performance and Evaluation Report

8.2 Capital Fund Program Five-Year Plan

See attachment:

ca044c01 – FY2011-2015 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

Yolo County Housing has been approved to use the Capital Fund Financing Program. The amount of the debt repayment is included in the Capital Fund Annual Statements and Five-Year Plan. (see above)

9.0 Housing Needs

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

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

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

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

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

9.1 Strategy for Addressing Housing Needs

Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Maintain or increase Voucher lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction, while preserving the maximum number of families able to be assisted
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Voucher lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

Strategy 2: Increase the number of affordable housing units by:

- Apply for additional section 8 and/or Voucher units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing, Voucher, or Section 8 project-based assistance.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work but, that are mindful of current extreme unemployment rates

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Maintain housing that is designated for elderly occupants.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel Voucher 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

- Funding constraints
- Staffing constraints
- Influence of the housing market on PHA programs

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

Goal: Maintain leasing rates, on-time collections and other benchmarks for on-going programs at a rate equal to or above generally accepted standards.

Progress: On an on-going basis, YCH continues to maintain a 97% to 98% occupancy rate.

Goal: Continue to improve the Public Housing Assessment System (PHAS) score.

Progress: In July, HUD removed YCH from Troubled Status. YCH is now considered a Standard Performing PHA with its sights set on becoming a High Performer.

Goal: Continue to train staff on Asset Management to ensure compliance with HUD regulations.

Progress: As available, staff continues to receive training related to Asset Management.

Goal: Achieve and maintain a 98% lease-up in the budget year (combined between tenant-based Housing Choice Voucher (HCV) and project-based vouchers).

Progress: HCV staff has contacted 800 applicants from the HCV wait list and has held weekly briefings. As of October 2010, there are 1,264 families participating in the program with a goal to lease up 56 additional vouchers by the end of the year.

Goal: Close an additional three (3) homes through the HCV Home Ownership Program in the coming year.

Progress: Although no new homeownership contracts were signed, YCH has identified one (1) new potential Homeownership family. Increasing homeownership remains a goal.

Goal: Achieve High Performer status on Section 8 Management Assessment (SEMAP) score.

Progress: HUD notified YCH in October that the final SEMAP score for the FYE 6/30/2010 is 93% which makes the Agency a High Performer.

Goal: Implement owner education materials to attract potential new owners to participate in the HCV Program.

Progress: The Agency continues to work with landlords by providing education and streamlining payment systems to encourage landlords to participate in the HCV Program.

Goal: Implement Family Self Sufficiency Program (FSS) to comply with the HUD requirement.

Progress: During FY2010, YCH enrolled eleven (11) new participants in the FSS Program.

Goal: Successfully complete the Capital Fund Financing Program application for debt service on the Administration building.

Progress: The CFFP application has been completed and is in place.

Goal: Upgrade computer systems including servers, software, and memory capacity.

Progress: YCH is in the process of converting to “Cloud Computing” which is not only expected to reduce operating costs but will also reduce energy consumption.

Goal: Develop and implement customer satisfaction surveys; gather and interpret results; identify strengths and areas of needed improvement in YCH services.

Progress: In 2010, staff sent customer care surveys to its three (3) main core customers including public housing tenants, Section 8 participants, and Section 8 landlords. The results were

documented and presented to the Board of Commissioners in December.

Goal: Install individual meters at apartments where there is currently no meter.

Progress: Staff is in the process of studying this goal with hopes of implementation within the near future.

Goal: Develop eco-friendly landscaping plan to reduce water usage.

Progress: The Agency is in the process of installing an eco-friendly landscape project at Riverbend Manor in West Sacramento.

Goal: Install broadband access capability at all sites and offer to residents as an additional revenue source.

Progress: Four (4) Wi-Fi Hotspots have been established. The hotspots are located in West Sacramento, Woodland, Winters, and at the main office.

Goal: Add a website link to Housing Specialist and other Agency personnel to increase communication between staff and residents.

Progress: The Agency's website www.ych.ca.gov includes a staff roster which provides the e-mail address for employees.

In addition, YCH continues to strive towards creating more energy efficient properties by investigating entering into an Energy Performance Contract (EPC). This would help the Agency reduce energy usage by installing new energy efficient equipment while paying of the equipment using the savings. YCH has signed a 3-county MOU for a joint EPC and is currently seeking a consultant to help with implementation.

Also, a computer lab assistant has been hired at Winters to provide assistance to youth and residents at the Winters properties.

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviation from the 5-year Plan:

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

Significant Amendment or Modification to the Annual Plan:

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

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

(c) Memorandum of Agreement

As of 6/22/2010, YCH has addressed all items listed in the Memorandum of Agreement with HUD. As a result, YCH is no longer considered a Troubled Agency.

(d) Resident Advisory Board Comments and Public Comments

YCH staff held Resident Advisory Board meetings to discuss the Agency Plan with residents. Meetings were held with representatives of the three cities that have public housing developments including West Sacramento, Winters, and Woodland. The comments from these meetings are listed below.

The Executive Director discussed the “Welcome Home” initiative at all meetings. All RAB members were very excited about the how the initiative may include “Resident Patrols”. The idea of “direct pay” for rents, etc. was also discussed.

West Sacramento

YCH staff discussed solutions to alleviating mildew in bathrooms with residents. "Tips and Tricks" flyer will be provided to all residents.

Winters

Discussed the possibility of starting a "Resident Council" in Winters and that Alicia Ruiz, Interim Resident Initiatives Coordinator would be the person to contact to begin that process.

Also, Michael Hendrix, a Winters representative, mentioned the need for after hours security and was encouraged by the resident safety patrol proposal.

Yolano-Donnelly

The possibility of installing ceiling lights and/or ceiling fans in the living rooms of each unit was discussed. Potential options and costs were also discussed.

Public Comments

None to date. If comments are received at the public hearing, they will be incorporated herein.

(e) Challenged Elements

No element of the FY2011 Annual Update to the FY2010-FY2014 Five-Year Agency Plan has been challenged.

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30P04450110 Replacement Housing Factor		FFY of Grant Approval: 2010	
Type of Grant		Grant No: _____		Date of CFFP: _____	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$198,477.00	\$198,477.00	\$0.00	\$0.00
3	1408 Management Improvements	\$109,978.00	\$109,978.00	\$60,000.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$99,238.00	\$99,238.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$30,000.00	\$30,000.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$140,000.00	\$297,896.12	\$0.00	\$0.00
10	1460 Dwelling Structures	\$184,087.00	\$35,100.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$17,709.12	\$10,000.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$5,000.00	\$3,800.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$40,000.00	\$40,000.00	\$0.00	\$0.00
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	\$167,897.88	\$167,897.88	\$167,897.88	\$0.00
18b	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 line 2- 19)	\$992,387.00	\$992,387.00	\$227,897.88	\$0.00
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				

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: 2010	
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450110 Replacement Housing Factor	
Type of Grant		FFY of Grant Approval: 2010	
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Actual Cost¹	
Line	Summary by Development Account	Revised²	Obligated
25	Amount of Line 20 Related to Energy Conservation Measures		Expended
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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.

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2010			
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30P04450110 CFFP (Yes/No):					
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
	Operations						
PHA-Wide	Operations	1406	LS	\$198,477.00	\$198,477.00	\$0.00	\$0.00
	Subtotal 1406			\$198,477.00	\$198,477.00	\$0.00	\$0.00
	Management Improvements						
PHA-Wide	Resident Services Coordinator	1408	1	\$67,570.00	\$67,570.00	\$0.00	\$0.00
PHA-Wide	Resident Services Coordinator Assistant	1408	1	\$22,544.00	\$22,544.00	\$0.00	\$0.00
PHA-Wide	PHA Staff/Commissioner Training	1408	LS	\$10,000.00	\$10,000.00	\$0.00	\$0.00
PHA-Wide	Resident Training	1408	LS	\$10,000.00	\$10,000.00	\$0.00	\$0.00
PHA-Wide	Develop 5-Year Agency Plan/Update Policies	1408	LS	\$5,000.00	\$5,000.00	\$0.00	\$0.00
PHA-Wide	Update Utility Allowances	1408	LS	\$3,500.00	\$3,500.00	\$0.00	\$0.00
PHA-Wide	Update Computer software and training(which includes PHAS, staff training, and microfiche files)	1408	LS	\$10,000.00	\$10,000.00	\$0.00	\$0.00
	Subtotal 1408			\$109,978.00	\$109,978.00	\$60,000.00	\$0.00

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

² To be completed for the Performance and Evaluation Report

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 II: Supporting Pages		Grant Type and Number Capital Fund Program Grant No: CA30P04450110 CFFP (Yes/No):				Federal FY of Grant: 2010			
PHA Name: Yolo County Housing		Replacement Housing Factor Grant No:		Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
	Administration								
PHA-Wide	Facilities Manager (60% + 31% fringe benefits)	1410	LS	\$61,390.00	\$61,390.00	\$0.00	\$0.00		
PHA-Wide	Executive Director (12% + 20% fringe benefits)	1410	LS	\$20,404.00	\$20,404.00	\$0.00	\$0.00		
PHA-Wide	Finance Manager (12% + 20% fringe benefits)	1410	LS	\$12,212.00	\$12,212.00	\$0.00	\$0.00		
PHA-Wide	Senior Accountant (5% + 21% fringe benefits)	1410	LS	\$3,574.00	\$3,574.00	\$0.00	\$0.00		
PHA-Wide	Accounting Technician (5% + 21% fringe benefits)	1410	LS	\$2,804.00	\$2,804.00	\$0.00	\$0.00		
	Subtotal 1410			\$99,238.00	\$99,238.00	\$0.00	\$0.00		
	Fees and Costs								
PHA-Wide	A&E Design Fee	1430	LS	\$25,000.00	\$25,000.00	\$0.00	\$0.00		
PHA-Wide	Capital Fund Program Update Fee	1430	LS	\$5,000.00	\$5,000.00	\$0.00	\$0.00		
	Subtotal 1430			\$30,000.00	\$30,000.00	\$0.00	\$0.00		

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages		Grant Type and Number Capital Fund Program Grant No: CA30P04450110 CFFP (Yes/No):		Federal FY of Grant: 2010		
PHA Name: Yolo County Housing		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised ¹	
	Site Improvements					
PHA-Wide	Site improvements to meet ADA compliance	1450	LS	\$40,000.00	\$0.00	\$0.00
AMP 1	Site improvements to meet ADA compliance at CA044-01	1450	LS	\$0.00	\$12,500.00	\$0.00
AMP 1	Site improvements to meet ADA compliance at CA044-05	1450	LS	\$0.00	\$1,100.00	\$0.00
AMP 1	Site improvements to meet ADA compliance at CA044-06	1450	LS	\$0.00	\$9,700.00	\$0.00
AMP 1	Site improvements to meet ADA compliance at CA044-07	1450	LS	\$0.00	\$19,700.00	\$0.00
AMP 2	Resurface roads at CA044-02	1450	LS	\$50,000.00	\$100,000.00	\$0.00
AMP 2	Resurface roads at CA044-08	1450	LS	\$50,000.00	\$100,000.00	\$0.00
AMP 3	Site improvements to meet ADA compliance at CA044-15 and 17	1450	LS	\$0.00	\$54,896.12	\$0.00
	Subtotal 1430			\$140,000.00	\$297,896.12	\$0.00

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages									
PHA Name: Yolo County Housing									
Grant Type and Number Capital Fund Program Grant No: CA30P04450110 CFFP (Yes/No): Replacement Housing Factor Grant No:									
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	Federal FY of Grant: 2010
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
	Dwelling Structures (Cont.)								
PHA-Wide	Replace water heaters	1460	30	\$10,000.00	\$0.00	\$0.00	\$0.00		ARRA Funds
PHA-Wide	Unit improvements to meet ADA compliance	1460	LS	\$54,087.00	\$0.00	\$0.00	\$0.00		
AMP 1	Unit improvements related to ADA Compliance at CA044-01	1460	LS	\$0.00	\$8,100.00	\$0.00	\$0.00		
AMP 1	Unit improvements related to ADA Compliance at CA044-05	1460	LS	\$0.00	\$2,900.00	\$0.00	\$0.00		
AMP 1	Unit improvements related to ADA Compliance at CA044-06	1460	LS	\$0.00	\$3,700.00	\$0.00	\$0.00		
AMP 1	Unit improvements related to ADA Compliance at CA044-07	1460	LS	\$0.00	\$10,400.00	\$0.00	\$0.00		
AMP 3	Paint building exteriors at CA044-17	1460	6 bldgs.	\$30,000.00	\$0.00	\$0.00	\$0.00	2008 CFP	
AMP 3	Install new HVAC systems at CA044-17	1460	24 units	\$120,000.00	\$0.00	\$0.00	\$0.00	Will be incl. in EPC	
	Subtotal 1460			\$184,087.00	\$25,100.00	\$0.00	\$0.00		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

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 II: Supporting Pages									
PHA Name: Yolo County Housing									
Grant Type and Number Capital Fund Program Grant No: CA30P04450110 CFFP (Yes/No): Replacement Housing Factor Grant No:									
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	Federal FY of Grant: 2010
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
	<u>Dwelling Equipment</u>								
PHA-Wide	Replace stoves	1465.1	50	\$17,709.12	\$10,000.00	\$0.00	\$0.00		
PHA-Wide	Replace refrigerators	1465.1	50	\$0.00	\$0.00	\$0.00	\$0.00	ARRA	
	Subtotal 1465.1			\$17,709.12	\$10,000.00	\$0.00	\$0.00		
	<u>Non-Dwelling Structures</u>								
PHA-Wide	Improvements related to ADA compliance	1470	LS	\$5,000.00	\$0.00	\$0.00	\$0.00		
AMP 1	Improvements to learning center related to ADA Compliance at CA044-07	1470	LS	\$0.00	\$3,800.00	\$0.00	\$0.00		
	Subtotal 1470			\$5,000.00	\$3,800.00	\$0.00	\$0.00		
	<u>Non-Dwelling Equipment</u>								
PHA-Wide	Computer and equipment upgrades	1475	LS	\$5,000.00	\$5,000.00	\$0.00	\$0.00		
PHA-Wide	Purchase maintenance tools	1475	I	\$5,000.00	\$5,000.00	\$0.00	\$0.00		
PHA-Wide	Purchase maintenance truck w/ tool box	1475	I	\$30,000.00	\$30,000.00	\$0.00	\$0.00		
	Subtotal 1475			\$40,000.00	\$40,000.00	\$0.00	\$0.00		
	<u>Collateralization or Debt Service</u>								
PHA-Wide	Debt Service for CFFP	1501	LS	\$167,897.88	\$167,897.88	\$167,897.88	\$0.00		
	Subtotal 1501			\$992,387.00	\$992,387.00	\$167,897.88	\$0.00		
	Total CFP					\$227,897.88	\$0.00		

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

² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Yolo County Housing					Federal FFY of Grant: 2010	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number: Yolo County Housing/CA044		Locality (Woodland/Davis Co., California)				<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015	
B.	Physical Improvements Subtotal	Annual Statement	\$317,665.00	\$261,500.00	\$363,187.00	\$210,000.00	
C.	Management Improvements		\$128,614.00	\$128,614.00	\$128,614.00	\$128,614.00	
D.	PHA-Wide Non-dwelling Structures and Equipment		\$0.00	\$72,500.00	\$0.00	\$153,187.00	
E.	Administration		\$99,238.00	\$99,238.00	\$99,238.00	\$99,238.00	
F.	Other		\$30,000.00	\$54,155.00	\$35,000.00	\$35,000.00	
G.	Operations		\$198,450.00	\$198,450.00	\$198,450.00	\$198,450.00	
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00	
I.	Development		\$0.00	\$0.00	\$0.00	\$0.00	
J.	Capital Fund Financing – Debt Service		\$218,420.00	\$177,930.00	\$167,898.00	\$167,898.00	
K.	Total CFP Funds		\$992,387.00	\$992,387.00	\$992,387.00	\$992,387.00	
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00	
M.	Grand Total		\$992,387.00	\$992,387.00	\$992,387.00	\$992,387.00	

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)

PHA Name/Number: Yolo County Housing/CA044		Locality (Woodland/Yolo Co., California)				<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015	
	PHA-Wide	Original Statement	\$684,722.00	\$843,387.00	\$639,200.00	\$792,387.00	
	CA044001 Yolano Homes		\$0.00	\$0.00	\$87,960.00	\$200,000.00	
	CA044002 El Rio Villa I		\$0.00	\$52,500.00	\$43,980.00	\$0.00	
	CA044004 Vista Montecito		\$0.00	\$24,000.00	\$23,456.00	\$0.00	
	CA044005 Ridge Cut Homes		\$0.00	\$0.00	\$14,660.00	\$0.00	
	CA044006 Yolito		\$45,000.00	\$0.00	\$14,660.00	\$0.00	
	CA044007 Donnelly Circle		\$140,000.00	\$0.00	\$112,882.00	\$0.00	
	CA044008 El Rio Villa II		\$0.00	\$0.00	\$38,116.00	\$0.00	
	CA044015 Riverbend St. Manor I		\$15,500.00	\$0.00	\$0.00	\$0.00	
	CA044017 Riverbend St. Manor II		\$24,500.00	\$15,000.00	\$17,473.00	\$0.00	
	CA044018 El Rio Villa III		\$0.00	\$57,500.00	\$0.00	\$0.00	
	CA044025 El Rio Villa IV		\$0.00	\$0.00	\$0.00	\$0.00	
	CA044028 Las Casitas		\$82,665.00	\$0.00	\$0.00	\$0.00	

Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Operations/PHA-Wide			Operations/PHA-Wide		
	Operations	LS	\$198,450.00	Operations	LS	\$198,450.00
	Subtotal 1406		\$198,450.00	Subtotal 1406		\$198,450.00
	Management Improvements/PHA-Wide			Management Improvements/PHA-Wide		
	Resident Services Coordinator	1	\$47,000.00	Resident Services Coordinator	1	\$47,000.00
	Resident Services Assistants	1	\$41,000.00	Resident Services Assistants	1	\$41,000.00
	PHA Staff/Commissioner Training	LS	\$10,000.00	PHA Staff/Commissioner Training	LS	\$10,000.00
	Resident Training	LS	\$10,000.00	Resident Training	LS	\$10,000.00
	Five Year Agency Plan Development	LS	\$5,000.00	Five Year Agency Plan Development	LS	\$5,000.00
	Update Utility Allowances	LS	\$3,500.00	Update Utility Allowances	LS	\$3,500.00
	Update Computer Software and Training	LS	\$12,114.00	Update Computer Software and Training	LS	\$12,114.00
	Subtotal 1408		\$128,614.00	Subtotal 1408		\$128,614.00
	Administration/PHA-Wide			Administration/PHA-Wide		
	Administrative costs related to the CFP	LS	\$99,238.00	Administrative costs related to the CFP	LS	\$99,238.00
	Subtotal 1410		\$99,238.00	Subtotal 1410		\$99,238.00
	Fees and Costs/PHA-Wide			Fees and Costs/PHA-Wide		
	A and E Fees	LS	\$25,000.00	A and E Fees	LS	\$25,000.00
	Capital Fund Program Update Fee	LS	\$5,000.00	Capital Fund Program Update Fee	LS	\$5,000.00
	Subtotal 1430		\$30,000.00	Subtotal 1430		\$15,000.00
	Physical Needs Assessment	LS	\$15,000.00	Physical Needs Assessment	LS	\$15,000.00
	Energy Audit	LS	\$9,155	Energy Audit	LS	\$9,155
	Subtotal of Estimated Cost		See Next Page	Subtotal of Estimated Cost		\$54,155.00
				Subtotal of Estimated Cost		See Next Page

Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Site Improvements						
Install playground at CA044-07 (AMP 1)	LS	\$140,000.00		Upgrade development signage (PHA-Wide)	LS	\$75,000.00
Upgrade septic lift system at CA044-06 (AMP 1)	LS	\$45,000.00		Construct patios for dwelling units (PHA-Wide)	LS	\$75,000.00
Install new entry gate to property at CA044-15 (AMP 3)	LS	\$12,500.00		Install bike racks at each development (PHA-Wide)	LS	\$25,000.00
Install new entry gate to property at CA044-17 (AMP 3)	LS	\$12,500.00		Paint building exteriors at CA044-02 (AMP 2)	5 bldgs.	\$52,500.00
Playground improvements at CA044-28 (AMP 3)	LS	\$7,665.00		Paint building exteriors at CA044-04 (AMP 2)	8 bldgs.	\$24,000.00
			Subtotal 1450			Subtotal 1460
						\$251,500.00
Dwelling Structures						
Install screen doors at CA044-15 (AMP 3)	6	\$3,000.00		Dwelling Equipment (PHA-Wide)		
Install screen doors at CA044-17 (AMP 3)	24	\$12,000.00		Replace ranges	50	\$10,000.00
Exterior painting at CA044-28 (AMP 3)	19 bldgs.	\$75,000.00				Subtotal 1465.1
			Subtotal 1460			
				Non- Dwelling Structures		
			\$90,000.00	Replace windows at office and community ctr. at CA044-17 (AMP 3)	LS	\$15,000.00
				Replace windows at office and community ctr. at CA044-18 (AMP 2)	LS	\$7,500.00
Dwelling Equipment (PHA-Wide)				Interior remodel of office at CA044-18 (AMP 2)	LS	\$50,000.00
Replace ranges	50	\$10,000.00				Subtotal 1470
			Subtotal 1465.1			\$72,500.00
				Collateralization of Debt Service/PHA-Wide		
				Repayment of CFFP	LS	\$177,930.00
			Subtotal 1501			Subtotal 1501
						\$177,930.00
						\$177,930.00
			Subtotal of Estimated Cost			Subtotal of Estimated Cost
			\$992,387.00			\$992,387.00

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year 4 FFY 2014		Work Statement for Year 5 FFY 2015		
Work Statement for Year 1 FFY 2011	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Operations/PHA-Wide			Operations/PHA-Wide		
	Operations	LS	\$198,450.00	Operations	LS	\$198,450.00
	Subtotal 1406		\$198,450.00	Subtotal 1406		\$198,450.00
	Management Improvements/PHA-Wide			Management Improvements/PHA-Wide		
	Resident Services Coordinator	1	\$47,000.00	Resident Services Coordinator	1	\$47,000.00
	Resident Services Assistants	1	\$41,000.00	Resident Services Assistants	1	\$41,000.00
	PHA Staff/Commissioner Training	LS	\$10,000.00	PHA Staff/Commissioner Training	LS	\$10,000.00
	Resident Training	LS	\$10,000.00	Resident Training	LS	\$10,000.00
	Five Year Agency Plan Development	LS	\$5,000.00	Five Year Agency Plan Development	LS	\$5,000.00
	Update Utility Allowances	LS	\$3,500.00	Update Utility Allowances	LS	\$3,500.00
	Update Computer Software and Training	LS	\$12,114.00	Update Computer Software and Training	LS	\$12,114.00
	Subtotal 1408		\$128,614.00	Subtotal 1408		\$128,614.00
	Administration/PHA-Wide			Administration/PHA-Wide		
	Administrative costs related to the CFP	LS	\$99,238.00	Administrative costs related to the CFP	LS	\$99,238.00
	Subtotal 1410		\$99,238.00	Subtotal 1410		\$99,238.00
	Fees and Costs/PHA-Wide			Fees and Costs/PHA-Wide		
	A and E Fees	LS	\$30,000.00	A and E Fees	LS	\$30,000.00
	Capital Fund Program Update Fee	LS	\$5,000.00	Capital Fund Program Update Fee	LS	\$5,000.00
	Subtotal 1430		\$35,000.00	Subtotal 1430		\$35,000.00
	Subtotal of Estimated Cost		See Next Page	Subtotal of Estimated Cost		See Next Page

Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
<i>See Annual Statement</i>	Dwelling Structures			Dwelling Structures		
	Replace exterior doors at CA044-01 (AMP 1)	120	\$87,960.00	Complete bathroom modernization at CA044-1 (AMP 1) (Phase 1)	20 apts.	\$100,000.00
	Replace exterior doors at CA044-02 (AMP 2)	60	\$43,980.00	Complete kitchen modernization at CA044-1 (AMP 1) (Phase 1)	20 apts.	\$100,000.00
	Replace exterior doors at CA044-04 (AMP 2)	32	\$23,456.00	Subtotal 1460		\$200,000.00
	Replace exterior doors at CA044-05 (AMP 1)	20	\$14,660.00			
	Replace exterior doors at CA044-06 (AMP 1)	20	\$14,660.00	Dwelling Equipment/PHA-Wide		
	Replace exterior doors at CA044-07 (AMP 1)	154	\$112,882.00	Replace stoves	50 ea	\$10,000.00
	Replace exterior doors at CA044-08 (AMP 2)	52	\$38,116.00	Subtotal 1465.1		\$10,000.00
	Replace exterior doors at CA044-17 (AMP 3)	24	\$17,473.00			
	Subtotal 1460		\$353,187.00	Non-Dwelling Structures/PHA-Wide		
				Install individual storage units for apartments (Phase 1)	100	\$83,187.00
	Dwelling Equipment (PHA-Wide)			Subtotal 1470		\$83,187.00
	Replace ranges	50	\$10,000.00			
	Subtotal 1465.1		\$10,000.00	Non-Dwelling Equipment/PHA-Wide		
				Computer equipment upgrades	LS	\$15,000.00
	Collateralization of Debt Service/PHA-Wide			Purchase maintenance tools	LS	\$10,000.00
	Repayment of CFFP	LS	\$167,898.00	Purchase ¾ ton maint. truck with tool box	1 each	\$30,000.00
	Subtotal 1501		\$167,898.00	Purchase dump trailer for maintenance	1 each	\$15,000.00
				Subtotal 1475		\$70,000.00
				Collateralization of Debt Service/PHA-Wide		
				Repayment of CFFP	LS	\$167,898.00
				Subtotal 1501		\$167,898.00
	Subtotal of Estimated Cost		\$992,387.00	Subtotal of Estimated Cost		\$992,387.00

Part I: Summary		Grant Type and Number		FFY of Grant: 2011
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30P04450111 Replacement Housing Factor		FFY of Grant Approval: 2011
Type of Grant		Grant No: _____		
<input checked="" 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"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹	
		Original	Revised ²	Obligated Expended
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) ³	\$198,477.00		
3	1408 Management Improvements	\$128,614.00		
4	1410 Administration (may not exceed 10% of line 21)	\$99,238.00		
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$45,000.00		
8	1440 Site Acquisition			
9	1450 Site Improvement	\$72,763.00		
10	1460 Dwelling Structures	\$114,700.00		
11	1465.1 Dwelling Equipment - Nonexpendable	\$10,000.00		
12	1470 Nondwelling Structures	\$8,300.00		
13	1475 Nondwelling Equipment	\$40,000.00		
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			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$275,295.00		
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of line 2- 19)	\$992,387.00		
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			

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: 2011	
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450111 Replacement Housing Factor	
Date of CFFP: _____		Date of CFFP: _____	
<input checked="" 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	
Type of Grant		Total Actual Cost¹	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account		Total Estimated Cost Original Revised ² Obligated Expended	
25	Amount of Line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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.

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 II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2011			
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30P04450111 CFFP (Yes/No):					
		Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
	Operations						
PHA-Wide	Operations	1406	LS	\$198,477.00			
	Subtotal 1406			\$198,477.00			
	Management Improvements						
PHA-Wide	Resident Services Coordinator	1408	I	\$47,000.00			
PHA-Wide	Resident Services Coordinator Assistants	1408	I	\$41,000.00			
PHA-Wide	PHA Staff/Commissioner Training	1408	LS	\$10,000.00			
PHA-Wide	Resident Training	1408	LS	\$10,000.00			
PHA-Wide	Develop 5-Year Agency Plan/Update Policies	1408	LS	\$5,000.00			
PHA-Wide	Update Utility Allowances	1408	LS	\$3,500.00			
PHA-Wide	Update Computer software and training(which includes PHAS, staff training, and tendoc files)	1408	LS	\$12,114.00			
	Subtotal 1408			\$128,614.00			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2011		
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30P04450111 CFFP (Yes/No):				
		Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Funds Obligated ²	Funds Expended ²
				Revised ¹		
	Administration					
PHA-Wide	Administrative costs related to the CFP	1410	LS	\$99,238.00		
	Subtotal 1410			\$99,238.00		
	Fees and Costs					
PHA-Wide	A&E Design Fee	1430	LS	\$25,000.00		
PHA-Wide	Capital Fund Program Update Fee	1430	LS	\$5,000.00		
PHA-Wide	Environmental Review	1430	LS	\$10,000.00		
PHA-Wide	Asbestos Survey and Report	1430	LS	\$5,000.00		
	Subtotal 1430			\$45,000.00		

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² To be completed for the Performance and Evaluation Report

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
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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2011	
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30P04450111 CFFP (Yes/No):			
		Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	
				Original	Revised¹
				Funds Obligated²	Funds Expended²
					Status of Work
	Site Improvements				
AMP 2	Site improvements related to ADA Compliance at CA044-04	1450	LS	\$4,700.00	
AMP 2	Site improvements related to ADA Compliance at CA044-02,08,18, and 25 (Phase 1)	1450	LS	\$45,463.00	
AMP 3	Site improvements related to ADA Compliance at CA044-28	1450	LS	\$22,600.00	
	Subtotal 1430			\$72,763.00	
	Dwelling Structures				
AMP 2	Unit improvements related to ADA Compliance at CA044-04	1460	25 bldgs.	\$3,600.00	
AMP 2	Site improvements related to ADA Compliance at CA044-02,08,18, and 25	1460	6	\$100,800.00	
AMP 3	Site improvements related to ADA Compliance at CA044-15 and 17	1460	24	\$9,100.00	
AMP 3	Site improvements related to ADA Compliance at CA044-28	1460	24	\$1,200.00	
	Subtotal 1460			\$114,700.00	

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

² To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2011	
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30P04450111		CFFP (Yes/No):	
Development Number Name/HA-Wide Activities		Development Account No.		Quantity	
General Description of Major Work Categories		Total Estimated Cost		Total Actual Cost	
		Original		Revised¹	
		Funds Obligated²		Funds Expended²	
		Status of Work			
	Dwelling Equipment				
PHA-Wide	Replace stoves	1465.1	50	\$10,000.00	
	Subtotal 1465.1			\$10,000.00	
	Non-Dwelling Structures				
AMP 2	Improvements related to ADA Compliance at El Rio Villa office	1470	LS	\$6,000.00	
AMP 3	Improvements related to ADA Compliance at Riverbend Manor office	1470	LS	\$2,300.00	
	Subtotal 1470			\$8,300.00	
	Non-Dwelling Equipment				
PHA-Wide	Computer and equipment upgrades	1475	LS	\$5,000.00	
PHA-Wide	Purchase maintenance tools	1475	1	\$5,000.00	
PHA-Wide	Vehicle replacement	1475	1	\$30,000.00	
	Subtotal 1475			\$40,000.00	
	Collateralization or Debt Service				
PHA-Wide	Debt Service for CFFP	1501	LS	\$275,295.00	
	Subtotal 1501			\$275,295.00	
	Total CFP			\$992,387.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

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 III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Yolo County Housing				Federal FFY of Grant: 2011	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.