

FY2009 AGENCY PLAN ANNUAL UPDATE

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Yolo County Housing</u> PHA Code: <u>CA044</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2009</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>431</u> Number of HCV units: <u>1,240</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" 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.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	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:																										
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.																										
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.																										
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.																										
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.																										
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.																										
8.3	Capital Fund Financing Program (CFFP). <input checked="" 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.																										
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.																										

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"
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> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

YOLO COUNTY HOUSING
FY2009 AGENCY PLAN ANNUAL UPDATE

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

- Maintain leasing rates, on-time collections and other benchmarks for on-going programs at a rate equal to or above generally accepted standards.
- Improve communication between YCH and residents.
- Develop and implement a quarterly orientation for new tenants.
- Continue to improve the Public Housing Assessment System (PHAS) score.
- Continue to train staff on the new rule of Asset Management.
- Continue to implement vacancy logs for each individual AMP to capture the vacancy and turnaround time as required in PHAS.
- Achieve and maintain a minimum 98% lease-up in the budget year (combined between tenant-based Housing Choice Voucher (HCV) and project-based vouchers), based on budget or ACC.
- Close an additional three (3) homes through the HCV Home Ownership Program in the coming year.
- Achieve High Performer status on Section 8 Management Assessment (SEMAP) score.
- Implement owner education program to attract potential new owners to participate in the HCV Program.
- Complete analysis of the Agency's carbon footprint and begin mitigation planning.
- Successfully complete the Capital Fund Financing Program application for debt service on the Administration building.

6.0 PHA Plan Update

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

YCH has revised both the Public Housing Admissions and Continued Occupancy Plan (ACOP) and Housing Choice Voucher Administrative Plan since the previous submission.

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

The FY2009 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

Public Housing

Eligibility

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

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

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

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection the Assignment section.

1. How many site-based waiting lists will the PHA operate in the coming year? Six (6)

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

3. Yes No: May families be on more than one list simultaneously? If yes, how many lists? Six (6)

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

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

Assignment

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

- One
- Two
- Three or More

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

Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: Compliance with VAWA and for reasonable accommodation requirements
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)?
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition?(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

Deconcentration and Income Mixing

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

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to

promote deconcentration of poverty or to assure income mixing?

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

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

Section 8

Eligibility

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

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

Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

The initial 60-day term has an option for two (2) 30-day extensions. A Voucher holder requesting an extension must provide YCH with a list of contacts with prospective landlords and the results of the contacts from the previous 60-day period.

If at the end of the 120-day period, a permanently disabled applicant has still not located a suitable unit, the voucher holder may request on additional 60-day extension.

Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Section 8 participants who have been terminated due to over-leasing or lack of federal funds.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)

Section 8 participants who have been terminated due to over-leasing or lack of federal funds.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
 Other (list below)

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 Section 8 in Fiscal Year 2009.

Funding Source	Amount	Use
FY2009 PH Operating Fund	\$544,621	Operations
FY2009 Capital Fund Program	\$1,000,964	Modernization
FY2008 Capital Fund Program	\$1,000,964	Modernization
Section 8 Housing Choice Voucher	\$9,071,482	Modernization
Public Housing Dwelling Rent	\$1,809,329	Operations
Interest	\$9,000	Operations
Other Income	\$59,300	Operations
Total	\$13,495,660	

Note: The Capital Fund amount for FY2008 is the unobligated amount as of 12/31/2008.

3. Rent Determination

Public Housing

Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions).

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

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

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

e. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
\$400
- Other (list below)

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

f. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

Section 8

Payment Standards

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR (Yolo County except Davis)
- Above 100% but at or below 110% of FMR (Davis)
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

4. Operation and Management

PHA Management Structure

An organization chart showing the YCH's management structure and organization is included at attachment ca044e01.

HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	431	80
Section 8 Vouchers	1,240	250
Other Federal Programs(list individually)		
Capital Fund Program	431	80

Management and Maintenance Policies

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

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

- Admissions and Continued Occupancy Policy
- Pet Policy
- Grievance Policy
- Personnel Policy
- Maintenance Policy
- Procurement Policy
- Dwelling Lease
- Community Service Policy

(2) Section 8 Management: (list below)

- Administrative Plan
- Informal Hearing Policy

5. Grievance Procedures

The Housing Authority's Grievance Procedures for Public Housing and Informal Hearing Procedures for the Section 8 Program are included with attachment ca044f01.

6. Designated Housing for Elderly and Disabled Families

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year?

7. Community Service and Self-Sufficiency

YCH participates on several committees and coordinates the provision of services to residents and voucher recipients. The Resident Services Coordinator serves as the YCH liaison with the resident councils at the various sites. There are also computer labs at each public housing site providing services to resident youth and adults. Among some of the services/initiatives YCH has been involved in:

Committee Participation:

- Workforce Investment Board- One Stop Partners Committee
- Workforce Investment Board- Yolo Youth Opportunities Committee
- Homeless and Poverty Action Committee
- Bi-National Health Fair Planning Committee
- Woodland Coalition 4 Youth

Partnerships:

- Putah Creek Restoration Education in conjunction with the UC Davis John Muir Institute of the Environment
- Sierra Health Foundation Soccer Grant providing summer soccer team participation for migrant and public housing residents.
- Salvation Army and CHP Toy Drive during the holidays.
- Food Bank distribution monthly at the public housing sites.
- Senior Center events at the West Sacramento location.
- Parks and Recreation activities through the various cities.

- On-site Community Gardens
- Tai Chi and Yoga for Seniors in West Sacramento
- County Elections Polling Precinct for Winters area.
- Post job openings for residents provided by the Yolo County WIB One-Stops
- Partnered in the provision of a Foreclosure Prevention Workshop for Yolo County.
- Partnering with the City of Woodland and UC Davis on the development of an Art Instruction Center at the Woodland Public Housing site.

YCH also participates as a member of the Operational Area team for the Yolo County Office of Emergency Services for disaster planning and in the event of a disaster.

To comply with Federal Regulations, Yolo County Housing has adopted a Community Service Requirement for those public housing residents who are able to work but are not currently employed. The Community Service Policy is included with attachment ca044f01.

8. Safety and Crime Prevention

Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
 - High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti
 - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
 - Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).
 - Safety and security survey of residents
 - Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - Analysis of cost trends over time for repair of vandalism and removal of graffiti

- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

CA044-1 and CA044-7 (Woodland)

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

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

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

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

CA044-1 and CA044-7 (Woodland)

Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

Other activities (list below)

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

CA044-1 and CA044-7 (Woodland)

9. Pets

The Authority has adopted a Pet Policy which outlines the rules and regulations for owning a pet in public housing. The Pet Policy is included with attachment ca044f01.

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, 2007 is attached to the Agency Plan as attachment ca044g01. The Fiscal Audit for the Year ended June 30, 2008 is in the process of being completed.

12. Asset Management

Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

13. Violence Against Women Act

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

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

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

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

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

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

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

(b) Demolition and/or Disposition

Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year?

(c) Conversion of Public Housing

Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act?

(d) Homeownership

Public Housing

Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4).

Section 8 Tenant Based Assistance

Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982?

Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

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

(e) Project-Based Vouchers

Yolo County Housing will use the project-based voucher program in accordance with the availability of vouchers and funding from HUD under the Annual Contributions Contract.

8.0 Capital Improvements

8.1 Capital Fund Annual Statement/Performance and Evaluation Report

See attachments:

- ca044a01 – FY2009 CFP Annual Statement
- ca044c01 – FY2008 CFP Performance and Evaluation Report
- ca044d01 – FY2007 CFP Performance and Evaluation Report
- ca044e01 – FY2006 CFP Performance and Evaluation Report

8.2 Capital Fund Program Five-Year Plan

See attachment:

- ca044b01 – FY2009-2013 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

Yolo County Housing has submitted a request to HUD to use the Capital Fund Financing Program. The amount of the debt repayment is included in the Capital Fund Annual Statement for FY2009. (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 section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

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

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

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

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

Reasons for Selecting Strategies

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

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

Properties in YCH's portfolio are leased at an average rate of 98.7%.

As of 12/2008, all Vouchers in the Voucher Program were fully subscribed.

YCH entered into a Memorandum of Understanding with Yolo County Alcohol, Drug, and Mental Health Department for Mental Health Services Act funds. Those funds were used to purchase two (2) four bedroom homes which will be used as independent living for mental health clients.

Construction was completed at Cesar Chavez Plaza and the units were leased.

YCH entered into a contract to outline carbon usage by the agency. Use was benchmarked to 2006 in order to begin systematic reduction of the carbon footprint.

YCH restructured Administration and Finance operations to become more efficient.

(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

Yolo County Housing has entered into a Memorandum of Agreement (MOA) with HUD. YCH is in the process of addressing all items covered in the MOA.

**FY2009 CAPITAL FUND PROGRAM ANNUAL
STATEMENT AND FIVE-YEAR PLAN**

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:
Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013	
A.	Physical Improvements Subtotal	\$429,467.00	\$495,335.00	\$495,335.00	\$615,335.00	
B.	Management Improvements	\$128,614.00	\$128,614.00	\$128,614.00	\$128,614.00	
C.	PHA-Wide Non-dwelling Structures and Equipment	\$65,868.00	\$0.00	\$105,000.00	\$0.00	
D.	Administration	\$100,384.00	\$100,384.00	\$100,384.00	\$100,384.00	
E.	Other	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	
F.	Operations	\$146,631.00	\$146,631.00	\$41,631.00	\$26,631.00	
G.	Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
H.	Development	\$0.00	\$0.00	\$0.00	\$0.00	
I.	Capital Fund Financing – Debt Service	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	
J.	Total CFP Funds	\$1,000,964.00	\$1,000,964.00	\$1,000,964.00	\$1,000,964.00	
K.	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00	
L.	Grand Total	\$1,000,964.00	\$1,000,964.00	\$1,000,964.00	\$1,000,964.00	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary (Continuation)

A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Locality (Woodland/Yolo Co., California)	Original 5-Year Plan		Revision No:
				Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	
	PHA-Wide	Annual Statement	\$609,997.00	\$554,129.00	\$554,129.00	\$434,129.00
	CA044001 Yolano Homes		\$0.00	\$240,835.00	\$151,835.00	\$164,335.00
	CA044002 El Rio Villa I		\$145,967.00	\$0.00	\$0.00	\$0.00
	CA044004 Vista Montecito		\$0.00	\$65,000.00	\$0.00	\$0.00
	CA044005 Ridge Cut Homes		\$0.00	\$41,000.00	\$0.00	\$0.00
	CA044006 Yolito		\$0.00	\$0.00	\$0.00	\$0.00
	CA044007 Donnelly Circle		\$60,000.00	\$0.00	\$295,000.00	\$60,000.00
	CA044008 El Rio Villa II		\$6,250.00	\$0.00	\$0.00	\$0.00
	CA044015 Riverbend Sr. Manor I		\$66,250.00	\$100,000.00	\$0.00	\$0.00
	CA044017 Riverbend Sr. Manor II		\$100,000.00	\$0.00	\$0.00	\$55,000.00
	CA044018 El Rio Villa III		\$6,250.00	\$0.00	\$0.00	\$212,500.00
	CA044025 El Rio Villa IV		\$6,250.00	\$0.00	\$0.00	\$75,000.00
	CA044028 Las Casitas		\$0.00	\$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 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year 2 FFY 2010		Work Statement for Year 3 FFY 2011		
Work Statement for Year 1 FFY 2009	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	LS	\$146,631.00	Operations	LS	\$146,631.00
	Subtotal 1406		\$146,631.00	Subtotal 1406		\$146,631.00
	Management Improvements/PHA-Wide					
	Resident Initiatives Coordinator	1	\$67,570.00	Resident Initiatives Coordinator	1	\$67,570.00
	Resident Initiatives Assistant	1	\$22,544.00	Resident Initiatives Assistant	1	\$22,544.00
	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	\$10,000.00	Update Computer Software and Training	LS	\$10,000.00
	Subtotal 1408		\$128,614.00	Subtotal 1408		\$128,614.00
	Administration/PHA-Wide					
	Facilities Manager (60% + 31% Fringe Ben.)	1	\$61,390.00	Facilities Manager (60% + 31% Fringe Ben.)	1	\$61,390.00
	Executive Director (12% + 20% Fringe Ben.)	1	\$20,404.00	Executive Director (12% + 20% Fringe Ben.)	1	\$20,404.00
	Finance Director (12% + 20% Fringe Ben.)	1	\$12,212.00	Finance Director (12% + 20% Fringe Ben.)	1	\$12,212.00
	Senior Accountant (5% + 21% Fringe Ben.)	1	\$3,574.00	Senior Accountant (5% + 21% Fringe Ben.)	1	\$3,574.00
	Accounting Tech. (5% + 21% Fringe Ben.)	1	\$2,804.00	Accounting Tech. (5% + 21% Fringe Ben.)	1	\$2,804.00
	Subtotal 1410		\$100,384.00	Subtotal 1410		\$100,384.00
	Fees and Costs/PHA-Wide					
	A and E Fees		\$25,000.00	A and E Fees		\$25,000.00
	Capital Fund Program Update Fee		\$5,000.00	Capital Fund Program Update Fee		\$5,000.00
	Subtotal 1430		\$30,000.00	Subtotal 1430		\$30,000.00
	Subtotal of Estimated Cost		\$405,629.00	Subtotal of Estimated Cost		\$405,629.00

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 2009		Work Statement for Year 2 FFY 2010			Work Statement for Year 3 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		
Site Improvements			Dwelling Structures				
AMP 2(CA044-2 El Rio Villa I)			PHA-Wide				
Upgrade sewer lift system	LS	\$6,250.00	Replace water heaters	30	\$10,000.00		
Upgrade existing well system	LS	\$25,000.00	AMP 2(CA044-4 Vista Montecito)				
AMP 1(CA044-7 Donnelly Circle)			Install new energy saving windows	16	\$40,000.00		
Upgrade water and sewer lines	LS	\$60,000.00	Install new security screens on windows	16	\$25,000.00		
AMP 2(CA044-8 El Rio Villa II)			AMP 1(CA044-5 Ridge Cut Homes)				
Upgrade sewer lift system	LS	\$6,250.00	Install new energy saving windows	10	\$25,000.00		
AMP 3(CA044-15 Riverbend Senior Manor I)			Install new security screens on windows	10	\$16,000.00		
Install above ground water faucets	LS	\$1,800.00	AMP 3(CA044-15 Riverbend Senior Manor I)				
Install plants along fence line	LS	\$5,000.00	Install new energy saving windows	48	\$100,000.00		
Install 5' X 68' wheelchair ramp and railing at parking lot	325 SF	\$3,250.00	AMP 1(CA044-1 Yolano Homes)				
Install 5' X 325' LF sidewalk to adjoining development	1,625 SF	\$11,375.00	Install new energy saving windows	60	\$150,000.00		
Install precast barbeque pits on existing slabs	2 ea	\$1,113.00	Install new security screens on windows	60	\$90,835.00		
Install 38' X 33' canopy roof over existing slab	1,254 SF	\$23,030.00	Subtotal 1460		\$456,835.00		
Remove and replace low section of sidewalk at multi-purpose room	100 SF	\$1,000.00					
Pressure wash, prime, and paint canopy covers over sidewalks	10,755 SF	\$6,238.00	Dwelling Equipment/PHA-Wide				
Ech sidewalks under canopies and apply non-skid costing	10,755 SF	\$13,444.00	Replace stoves	50	\$16,000.00		
AMP 2(CA044-18 El Rio Villa III)			Replace refrigerators	50	\$22,500.00		
Upgrade sewer lift system	LS	\$6,250.00	Subtotal 1465.1		\$38,500.00		
AMP 2(CA044-25 El Rio Villa IV)							
Upgrade sewer lift system	LS	\$6,250.00					
Subtotal 1450		\$176,250.00	Subtotal of Estimated Cost		\$495,335.00		

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010				Work Statement for Year 3 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	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Structures								
	AMP 3(CA044-17 Riverbend Manor II) Replace HVAC systems	25 each	\$100,000.00						\$100,000.00
	AMP 2(CA044-2 El Rio Villa I)								\$100,000.00
	Install new energy efficient windows	30 units	\$69,717.00						
	Install new security screens on windows	30 units	\$45,000.00						
	Subtotal 1460		\$214,717.00				Subtotal 1501		
	Dwelling Equipment/PHA-Wide								
	Replace stoves	50 ea	\$16,000.00						
	Replace refrigerators	50 ea	\$22,500.00						
	Subtotal 1465.1		\$38,500.00						
	Non-Dwelling Equipment/PHA-Wide								
	Computer equipment upgrades	LS	\$5,000.00						
	Purchase maintenance tools	LS	\$5,000.00						
	Purchase ¼ ton maint. truck with tool box	1	\$30,000.00						
	Purchase dump trailer for maintenance	1	\$25,868.00						
	Subtotal 1475		\$65,868.00						
	Collateralization of Debt Service/PHA-Wide								
	Repayment of CFFP		\$100,000.00						
	Subtotal 1501		\$100,000.00						
	Subtotal of Estimated Cost		\$419,085.00				Subtotal of Estimated Cost		\$100,000.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

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

Work Statement for Year 1 FFY 2009	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 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	\$41,631.00	Operations	LS	\$26,631.00
	Subtotal 1406		\$41,631.00	Subtotal 1406		\$26,631.00
	Management Improvements/PHA-Wide			Management Improvements/PHA-Wide		
	Resident Initiatives Coordinator	1	\$67,570.00	Resident Initiatives Coordinator	1	\$67,570.00
	Resident Initiatives Assistant	1	\$22,544.00	Resident Initiatives Assistant	1	\$22,544.00
	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	\$10,000.00	Update Computer Software and Training	LS	\$10,000.00
	Subtotal 1408		\$128,614.00	Subtotal 1408		\$128,614.00
	Administration/PHA-Wide			Administration/PHA-Wide		
	Facilities Manager (60% + 31% Fringe Ben.)	1	\$61,390.00	Facilities Manager (60% + 31% Fringe Ben.)	1	\$61,390.00
	Executive Director (12% + 20% Fringe Ben.)	1	\$20,404.00	Executive Director (12% + 20% Fringe Ben.)	1	\$20,404.00
	Finance Director (12% + 20% Fringe Ben.)	1	\$12,212.00	Finance Director (12% + 20% Fringe Ben.)	1	\$12,212.00
	Senior Accountant (5% + 21% Fringe Ben.)	1	\$3,574.00	Senior Accountant (5% + 21% Fringe Ben.)	1	\$3,574.00
	Accounting Tech. (5% + 21% Fringe Ben.)	1	\$2,804.00	Accounting Tech. (5% + 21% Fringe Ben.)	1	\$2,804.00
	Subtotal 1410		\$100,384.00	Subtotal 1410		\$100,384.00
	Fees and Costs/PHA-Wide			Fees and Costs/PHA-Wide		
	A and E Fees		\$25,000.00	A and E Fees		\$25,000.00
	Capital Fund Program Update Fee		\$5,000.00	Capital Fund Program Update Fee		\$5,000.00
	Subtotal 1430		\$30,000.00	Subtotal 1430		\$30,000.00
	Subtotal of Estimated Cost		\$300,629.00	Subtotal of Estimated Cost		\$285,629.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

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

Work Statement for Year 1 FFY 2009	Work Statement for Year 4 FFY 2012			Work Statement for Year 5 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
<i>See Appendix Statement</i>						
	Dwelling Structures			Site Improvements		
	PHA-Wide			AMP 1		
	Replace water heaters	30	\$10,000.00	Install new playground at Donnelly Circle	LS	\$82,500.00
	AMP 1(CA044-7 Donnelly Circle)			AMP 3 (CA044-15 Riverbend Manor I)		
	Install new energy saving windows	72	\$180,000.00	Install drainage system to correct standing water	LS	\$7,500.00
	Install new security screens on windows	72	\$115,000.00	Resurface parking area	LS	\$30,000.00
	AMP 1(CA044-1 Yolano Homes)			Subtotal 1450		\$120,000.00
	Replace HVAC systems (Phase 1)	40	\$151,835.00			
	Subtotal 1460		\$456,835.00	Dwelling Structures		
				PHA-Wide		
	Dwelling Equipment/PHA-Wide			Replace water heaters	30	\$10,000.00
	Replace stoves	50	\$16,000.00	AMP 1(CA044-1 Yolano Homes)		
	Replace refrigerators	50	\$22,500.00	Replace HVAC systems (Phase 2)	20	\$104,335.00
	Subtotal 1465.1		\$38,500.00	Paint Building Exteriors (Phase I)	6	\$26,800.00
				AMP 3 (CA044-15 Riverbend Sr. Manor I)		
	Non-Dwelling Equipment/COCC			Paint Building Exteriors	5	\$50,000.00
	Install generator at Central Office	LS	\$80,000.00	AMP 3(CA044-17 Riverbend Senior Manor II)		
	Install cable access in Central Office	50	\$25,000.00	Install new energy saving windows	25	\$55,000.00
	Subtotal 1470		\$105,000.00	Repair meter enclosures	5	\$5,700.00
				AMP 2(CA044-018 El Rio Villa III)		
				Install new energy saving windows	51	\$130,000.00
				AMP 2(CA044-025 El Rio Villa IV)		
				Install new energy saving windows	18	\$45,000.00
				Install new security screens on windows	18	\$30,000.00
				Subtotal 1460		\$456,835.00
	Subtotal of Estimated Cost		\$600,335.00	Subtotal of Estimated Cost		\$576,835.00

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CA30P04450109 Replacement Housing Factor		FFY of Grant: 2009
PHA Name: Yolo County Housing		Grant No: _____		FFY of Grant Approval: 2009
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		
<input type="checkbox"/> Reserve for Disasters/Emergencies				
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹
Line		Original	Revised ²	Obligated
1	Total non-CFP Funds			Expended
2	1406 Operations (may not exceed 20% of line 21) ³	\$149,616.00		
3	1408 Management Improvements	\$128,614.00		
4	1410 Administration (may not exceed 10% of line 21)	\$100,384.00		
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$30,000.00		
8	1440 Site Acquisition			
9	1450 Site Improvement	\$31,320.00		
10	1460 Dwelling Structures	\$382,530.00		
11	1465.1 Dwelling Equipment - Nonexpendable	\$38,500.00		
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment			
14	1485 Demolition	\$40,000.00		
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	\$100,000.00		
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)	\$1,000,964.00		
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: 2009	
PHA Name: Yolo County Housing		FFY of Grant Approval: 2009	
Grant Type and Number Capital Fund Program Grant No: CA30P04450109 Replacement Housing Factor Grant No: _____			
Date of CFFP: _____			
<input type="checkbox"/> Reserve for Disasters/Emergencies <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	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
		Revised²	Expended
25	Amount of Line 20 Related to Energy Conservation Measures		
	Signature of Executive Director	Signature of Public Housing Director	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: 2009			
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30P04450109 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	
	Administration							
PHA-Wide	Facilities Manager (60% + 31% fringe benefits)	1410	LS	\$61,390.00				
PHA-Wide	Executive Director (12% + 20% fringe benefits)	1410	LS	\$20,404.00				
PHA-Wide	Finance Manager (12% + 20% fringe benefits)	1410	LS	\$12,212.00				
PHA-Wide	Senior Accountant (5% + 21% fringe benefits)	1410	LS	\$3,574.00				
PHA-Wide	Accounting Technician (5% + 21% fringe benefits)	1410	LS	\$2,804.00				
	Subtotal 1410			\$100,384.00				
	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				
	Subtotal 1430			\$30,000.00				

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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		Federal FY of Grant: 2009						
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450109 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	
	Site Improvements							
AMP 1 (CA044-01)	Install security lighting at rear of development	1450	LS	\$6,320.00				
AMP 2 (CA044-02)	Sewer lift system upgrades	1450	LS	\$6,250.00				
AMP 2 (CA044-08)	Sewer lift system upgrades	1450	LS	\$6,250.00				
AMP 2 (CA044-18)	Sewer lift system upgrades	1450	LS	\$6,250.00				
AMP 2 (CA044-25)	Sewer lift system upgrades	1450	LS	\$6,250.00				
	Subtotal 1430			\$31,320.00				
	Dwelling Structures							
PHA-Wide	Replace water heaters	1460	30	\$10,000.00				
AMP 3 (CA044-15)	Remove and replace roofing	1460	LS	\$202,530.00				
AMP 3 (CA044-15)	Install new HVAC systems	1460	48	\$170,000.00				
	Subtotal 1460			\$382,530.00				

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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: 2009			
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30P04450109 CFFP (Yes/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		
	Dwelling Equipment						
PHA-Wide	Replace stoves	1465.1	50	\$16,000.00			
PHA-Wide	Replace refrigerators	1465.1	50	\$22,500.00			
	Subtotal 1465.1			\$38,500.00			
	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	Purchase maintenance truck w/ tool box	1475	1	\$30,000.00			
	Subtotal 1475			\$40,000.00			
	Collateralization or Debt Service						
PHA-Wide	Debt Service	1501	LS	\$100,000.00			
	Subtotal 1501			\$100,000.00			
	Total CFP			\$1,000,964.00			

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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

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2009				
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30S04450109 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	
	Administration							
PHA-Wide	Facilities Manager (25% + 31% fringe benefits)	1410	LS	\$25,579.00				
PHA-Wide	Executive Director (3% + 20% fringe benefits)	1410	LS	\$5,101.00				
PHA-Wide	Finance Manager (3% + 20% fringe benefits)	1410	LS	\$3,053.00				
PHA-Wide	Senior Accountant (3% + 21% fringe benefits)	1410	LS	\$894.00				
PHA-Wide	Accounting Technician (3% + 21% fringe benefits)	1410	LS	\$701.00				
	Subtotal 1410			\$35,328.00				
	Fees and Costs							
PHA-Wide	A&E Design Fee	1430	LS	\$70,000.00				
	Subtotal 1430			\$70,000.00				

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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: 2009				
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30S04450109 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	
	<u>Dwelling Structures</u>							
AMP 1 (CA044-01)	Install energy efficient windows	1460	60	\$155,000.00				
AMP 1 (CA044-01)	Replace HVAC units with energy efficient system (Phase I)	1460	20	\$178,000.00				
AMP 1 (CA044-05)	Install energy efficient windows	1460	10	\$35,000.00				
AMP 1 (CA044-07)	Install energy efficient windows	1460	72	\$175,000.00				
AMP 2 (CA044-02)	Install energy efficient windows	1460	30	\$85,000.00				
AMP 2 (CA044-04)	Install energy efficient windows	1460	16	\$50,000.00				
AMP 2 (CA044-18)	Install energy efficient windows	1460	50	\$150,000.00				
AMP 2 (CA044-25)	Install energy efficient windows	1460	18	\$55,000.00				

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

Part II: Supporting Pages		Grant Type and Number			Federal FY of Grant: 2009			
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30S04450109 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	
	Dwelling Structures							
AMP 3 (CA044-06)	Install energy efficient windows	1460	10	\$35,000.00				
AMP 3 (CA044-15)	Install energy efficient windows	1460	39	\$95,000.00				
AMP 3 (CA044-17)	Install energy efficient windows	1460	24	\$50,000.00				
	Subtotal 1460			\$1,063,000.00				
	Contingency							
	Subtotal 1502			\$98,694.00				
	Total CFP			\$1,267,022.00				

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² To be completed for the Performance and Evaluation Report

**FY2008 CAPITAL FUND PROGRAM
PERFORMANCE & 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 I: Summary		Grant Type and Number Capital Fund Program Grant No: CA30P04450108 Replacement Housing Factor Grant No: _____ Date of CFFP: _____	FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/08 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Original	Total Actual Cost Revised ² Obligated Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	\$100,964.00	\$0.00 \$0.00
3	1408 Management Improvements	\$151,614.00	\$0.00 \$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$97,015.00	0.00 0.00
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	\$30,000.00	\$0.00 \$0.00
8	1440 Site Acquisition		
9	1450 Site Improvement	\$71,000.00	\$0.00 \$0.00
10	1460 Dwelling Structures	\$112,871.00	\$0.00 \$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$38,500.00	\$0.00 \$0.00
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment	\$249,000.00	\$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	\$150,000.00	\$0.00 \$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment		\$0.00 \$0.00
19	1502 Contingency (may not exceed 8% of line 20)		\$0.00 \$0.00
20	Amount of Annual Grant: (sum of line 2- 19)	\$1,000,964.00	\$0.00 \$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: 2008	
PHA Name: Yolo County Housing	Grant Type and Number Capital Fund Program Grant No: CA30F04450108 Replacement Housing Factor	FFY of Grant Approval: 2008	
	Grant No: _____ Date of CFFP: _____		
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/08	<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 Cost¹
		Original	Obligated
25	Amount of Line 20 Related to Energy Conservation Measures		Expended
	Signature of Executive Director	Signature of Public Housing Director	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: 2008	
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30P04450108 CFFP (Yes/No):			
Development Number Name/HA-Wide Activities		Development Account No.		Total Actual Cost	
General Description of Major Work Categories		Quantity		Total Estimated Cost	
				Original Revised ¹	
				Funds Obligated ² Funds Expended ²	
	Operations				
PHA-Wide	Operations	1406	LS	\$100,964.00	\$0.00
	Subtotal 1406			\$100,964.00	\$0.00
	Management Improvements				
PHA-Wide	Resident Services Coordinator	1408	1	\$67,570.00	\$0.00
PHA-Wide	Resident Services Coordinator Assistant	1408	1	\$22,544.00	\$0.00
PHA-Wide	PHA Staff/Commissioner Training	1408	LS	\$10,000.00	\$0.00
PHA-Wide	Resident Training	1408	LS	\$9,000.00	\$0.00
PHA-Wide	Develop 5-Year Agency Plan/Update Policies	1408	LS	\$5,000.00	\$0.00
PHA-Wide	Energy Audit	1408	LS	\$7,500.00	\$0.00
PHA-Wide	Physical Needs/504/Lift Station Assessment	1408	LS	\$15,000.00	\$0.00
PHA-Wide	Update Utility Allowances	1408	LS	\$5,000.00	\$0.00
PHA-Wide	Update Computer software and training(which includes PHAS, staff training, and microfiche files)	1408	LS	\$10,000.00	\$0.00
	Subtotal 1408			\$151,614.00	\$0.00

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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
 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: 2008				
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30P04450108 CFFP (Yes/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	
	Administration							
PHA-Wide	Facilities Manager	1410	LS	\$66,457.00		\$0.00	\$0.00	
PHA-Wide	Executive Director	1410	LS	\$11,955.00		\$0.00	\$0.00	
PHA-Wide	Finance Manager	1410	LS	\$10,925.00		\$0.00	\$0.00	
PHA-Wide	Accounting Technician	1410	LS	\$3,839.00		\$0.00	\$0.00	
PHA-Wide	Accounting Clerk II	1410	LS	\$3,839.00		\$0.00	\$0.00	
	Subtotal 1410			\$97,015.00		\$0.00	\$0.00	
	Fees and Costs							
PHA-Wide	A&E Design Fee	1430	LS	\$25,000.00		\$0.00	\$0.00	
PHA-Wide	Capital Fund Program Update Fee	1430	LS	\$5,000.00		\$0.00	\$0.00	
	Subtotal 1430			\$30,000.00		\$0.00	\$0.00	

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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		Federal FY of Grant: 2008						
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450108 CFFP (Yes/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	
	Site Improvements							
El Rio Villa I, II, III and IV	Lift station upgrades and sewer jetting at Winters	1450	LS	\$36,000.00		\$0.00	\$0.00	
PHA-Wide	Trim trees overhanging units	1450	LS	\$35,000.00		\$0.00	\$0.00	
	Subtotal 1430			\$71,000.00		\$0.00	\$0.00	
	Dwelling Structures							
PHA-Wide	Replace water heaters	1460	30	\$10,000.00		\$0.00	\$0.00	
CA044-2	Abate-Remove-Replace roofs, repair wood damage, install continuous ridge vents, and install insulation in attic	1460	6 bldgs.	\$102,871.00		\$0.00	\$0.00	
	Subtotal 1460			\$112,871.00		\$0.00	\$0.00	
	Dwelling Equipment							
PHA-Wide	Replace stoves	1465.1	50	\$16,000.00				
PHA-Wide	Replace refrigerators	1465.1	50	\$22,500.00				
	Subtotal 1465.1			\$38,500.00		\$0.00	\$0.00	

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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
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Part II: Supporting Pages										
PHA Name: Yolo County Housing										
Grant Type and Number Capital Fund Program Grant No: CA30P04450108 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: 2008	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		Funds Obligated ²	Funds Expended ²
	Non-Dwelling Equipment									
PHA-Wide	Computer and equipment upgrades	1475	LS	\$5,000.00		\$0.00	\$0.00	\$0.00		
PHA-Wide	Purchase sewer jetting equipment	1475	LS	\$45,000.00		\$0.00	\$0.00	\$0.00		
PHA-Wide	Purchase maintenance tools	1475	1	\$5,000.00		\$0.00	\$0.00	\$0.00		
PHA-Wide	Purchase maintenance truck w/ tool box	1475	1	\$30,000.00		\$0.00	\$0.00	\$0.00		
PHA-Wide	Purchase and install backup generator	1475	1	\$80,000.00		\$0.00	\$0.00	\$0.00		
PHA-Wide	Repaint water storage tank	1475	LS	\$2,000.00		\$0.00	\$0.00	\$0.00		
PHA-Wide	Purchase and install backup generator	1475	1	\$80,000.00		\$0.00	\$0.00	\$0.00		
PHA-Wide	Repaint water storage tank	1475	LS	\$2,000.00		\$0.00	\$0.00	\$0.00		
	Subtotal 1475			\$249,000.00		\$0.00	\$0.00	\$0.00		
	Collateralization or Debt Service									
PHA-Wide	Debt Service	1501	LS	\$150,000.00		\$0.00	\$0.00	\$0.00		
	Subtotal 9000			\$150,000.00		\$0.00	\$0.00	\$0.00		
	Total CFP			\$1,000,964.00		\$0.00	\$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

**FY2007 CAPITAL FUND PROGRAM
PERFORMANCE & EVALUATION REPORT**

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CA30P04450107 Replacement Housing Factor		FFY of Grant: 2007	
PHA Name: Yolo County Housing		Grant No: _____		FFY of Grant Approval: 2007	
Date of CFFP: _____		Date of CFFP: _____			
Type of Grant		Reserve for Disasters/Emergencies			
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no:)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/08		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹	Obligated	Expended
		Original	Revised ²		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$97,015.00		\$97,015.00	\$97,015.00
3	1408 Management Improvements	\$158,614.00		\$158,614.00	\$45,557.18
4	1410 Administration (may not exceed 10% of line 21)	\$97,015.00		\$97,015.00	\$66,337.52
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$35,000.00		\$1,400.00	\$1,400.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$105,000.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$183,670.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$38,500.00		\$3,042.74	\$3,042.74
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$45,000.00		\$35,688.54	\$35,688.54
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	\$205,019.00		\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$57,559.00		\$0.00	\$0.00
20	Amount of Annual Grant: (sum of line 2- 19)	\$1,022,392.00		\$392,775.28	\$249,040.98
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				

Part I: Summary		FFY of Grant: 2007
PHA Name: Yolo County Housing	Grant Type and Number Capital Fund Program Grant No: CA30P04450107 Replacement Housing Factor Grant No: _____ Date of CFFP: _____	FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/08 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/08 <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Actual Cost¹
	Original	Obligated
25	Amount of Line 20 Related to Energy Conservation Measures	Expended
Signature of Executive Director		Date
Signature of Public Housing Director		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		Federal FY of Grant: 2007						
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450107 CFFP (Yes/No): Replacement Housing 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	\$97,015.00		\$97,015.00	\$97,015.00	
	Subtotal 1406			\$97,015.00		\$97,015.00	\$97,015.00	
	Management Improvements							
PHA-Wide	Resident Services Coordinator	1408	1	\$67,570.00		\$67,570.00		
PHA-Wide	Resident Services Coordinator Assistant	1408	1	\$22,544.00		\$22,544.00		
PHA-Wide	PHA Staff/Commissioner Training	1408	LS	\$8,000.00		\$8,000.00		
PHA-Wide	Resident Training	1408	LS	\$8,000.00		\$8,000.00		
PHA-Wide	Develop 5-Year Agency Plan/Update Policies	1408	LS	\$5,000.00		\$5,000.00		
PHA-Wide	Energy Audit	1408	LS	\$7,500.00		\$7,500.00		
PHA-Wide	Physical Needs/504/Lift Station Assessment	1408	LS	\$15,000.00		\$15,000.00		
PHA-Wide	Update Utility Allowances	1408	LS	\$5,000.00		\$5,000.00		
PHA-Wide	Resident Initiatives/Entrepreneurship Program	1408	LS	\$10,000.00		\$10,000.00		
	(Continued on next page)							

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
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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2007		
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30P04450107 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		Status of Work
				Original	Revised¹	
				Funds Obligated²	Funds Expended²	
PHA-Wide	Update Computer software and training(which includes PHAS, staff training, and microfiche files)	1408	LS	\$10,000.00	\$10,000.00	
	Subtotal 1408			\$158,614.00	\$45,557.18	
	Administration					
PHA-Wide	Facilities Manager	1410	LS	\$66,457.00	\$66,457.00	
PHA-Wide	Executive Director	1410	LS	\$11,955.00	\$11,955.00	
PHA-Wide	Finance Manager	1410	LS	\$10,925.00	\$10,925.00	
PHA-Wide	Accounting Technician	1410	LS	\$3,839.00	\$3,839.00	
PHA-Wide	Accounting Clerk II	1410	LS	\$3,839.00	\$3,839.00	
	Subtotal 1410			\$97,015.00	\$66,337.52	
	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		
	Subtotal 1430			\$30,000.00	\$1,400.00	

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
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Part II: Supporting Pages									
PHA Name: Yolo County Housing					Federal FY of Grant: 2007				
Grant Type and Number Capital Fund Program Grant No: CA30P04450107 CFFP (Yes/No): Replacement Housing Factor Grant No:					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		
	Site Improvements								
El Rio Villa I, II, III and IV	Lift station upgrades and sewer jetting at Winters	1450	LS	\$35,000.00		\$0.00	\$0.00		
PHA-Wide	Trim trees overhanging units	1450	LS	\$70,000.00		\$0.00	\$0.00		
	Subtotal 1430			\$105,000.00		\$0.00	\$0.00		
	Dwelling Structures								
PHA-Wide	Replace water heaters	1460	30	\$8,670.00		\$0.00	\$0.00		
CA044-2	Abate-Remove-Replace roofs, repair wood damage, install continuous ridge vents, and install insulation in attic	1460	15 bldgs.	\$160,000.00		\$0.00	\$0.00		
CA044-15	Replace 20gal. domestic water holding tank	1460	1	\$10,000.00		\$0.00	\$0.00		
CA044-15	Replace 300k BTU domestic water boiler	1460	1	\$5,000.00		\$0.00	\$0.00		
	Subtotal 1460			\$183,670.00		\$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
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Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant: 2007				
PHA Name: Yolo County Housing		Capital Fund Program Grant No: CA30P04450107 CFFP (Yes/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	
	Dwelling Equipment							
PHA-Wide	Replace stoves	1465.1	50	\$16,000.00				
PHA-Wide	Replace refrigerators	1465.1	50	\$22,500.00				
	Subtotal 1465.1			\$38,500.00		\$3,042.74	\$3,042.74	
	Non-Dwelling Equipment							
PHA-Wide	Computer and equipment upgrades	1475	LS	\$5,000.00		\$5,000.00		
PHA-Wide	Purchase maintenance tools	1475	LS	\$5,000.00		\$5,000.00		
PHA-Wide	Purchase maintenance truck w/ tool box	1475	I	\$35,000.00		\$35,000.00		
	Subtotal 1475			\$45,000.00		\$45,000.00	\$35,668.54	
	Collateralization or Debt Service							
PHA-Wide	Debt Service	1501	LS	\$205,019.00		\$0.00	\$0.00	
	Subtotal 9000			\$205,019.00		\$0.00	\$0.00	
	Contingency							
PHA-Wide	Contingency for Cost Overruns	1502	LS	\$57,559.00		\$0.00	\$0.00	
	Subtotal 1502			\$57,559.00		\$0.00	\$0.00	
	Total CFP			\$1,022,392.00		\$402,086.74	\$249,040.98	

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

**FY2006 CAPITAL FUND PROGRAM
PERFORMANCE & EVALUATION REPORT**

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CA30P04450106 Replacement Housing Factor		FFY of Grant: 2006
PHA Name: Yolo County Housing		Grant No: _____ Date of CFFP: _____		FFY of Grant Approval: 2006
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/08		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹	
Line	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) ³	\$199,763.00	\$199,763.00	\$199,763.00
3	1408 Management Improvements	\$199,763.00	\$199,763.00	\$199,763.00
4	1410 Administration (may not exceed 10% of line 21)	\$98,254.00	\$98,254.00	\$98,254.00
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$44,279.00	\$44,279.00	\$28,013.88
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment - Nonexpendable	\$42,000.00	\$42,000.00	\$31,060.59
12	1470 Nondwelling Structures	\$173,165.00	\$173,165.00	\$173,164.68
13	1475 Nondwelling Equipment	\$52,500.00	\$52,500.00	\$32,773.12
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	\$189,092.00	\$189,092.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of line 2- 19)	\$998,816.00	\$998,816.00	\$762,792.27
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			

Part I: Summary		FFY of Grant: 2006	
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450106 Replacement Housing Factor	
Grant No: _____		FFY of Grant Approval: 2006	
Date of CFFP: _____			
Type of Grant			
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/08		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Actual Cost¹	
Line	Summary by Development Account	Original	Revised²
25	Amount of Line 20 Related to Energy Conservation Measures		Obligated
			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		Federal FY of Grant: 2006						
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30F04450106 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	\$199,763.00		\$199,763.00	\$199,763.00	
	Subtotal 1406			\$199,763.00		\$199,763.00	\$199,763.00	
	Management Improvements							
PHA-Wide	Resident Services Coordinator	1408	I	\$91,713.00		\$91,713.00	\$91,713.00	
PHA-Wide	Resident Services Coordinator Assistant	1408	I	\$20,000.00		\$20,000.00	\$20,000.00	
PHA-Wide	PHA Staff/Commissioner Training	1408	LS	\$0.00		\$0.00	\$0.00	
PHA-Wide	Resident Training	1408	LS	\$40,000.00		\$40,000.00	\$40,000.00	
PHA-Wide	Develop 5-Year Agency Plan/Update Policies	1408	LS	\$4,600.00		\$4,600.00	\$4,600.00	
PHA-Wide	Update Utility Allowances	1408	LS	\$3,450.00		\$3,450.00	\$3,450.00	
PHA-Wide	Resident Initiatives/Entrepreneurship Program	1408	LS	\$0.00		\$0.00	\$0.00	
PHA-Wide	Update Computer software and training(which includes PHAS, staff training, and microfiche files)	1408	LS	\$40,000.00		\$40,000.00	\$40,000.00	
	Subtotal 1408			\$199,763.00		\$199,763.00	\$199,763.00	

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		Federal FY of Grant: 2006						
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450106 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	
	Administration							
PHA-Wide	Facilities Manager	1410	LS	\$76,932.00		\$76,932.00	\$76,932.00	
PHA-Wide	Executive Director	1410	LS	\$5,300.00		\$5,300.00	\$5,300.00	
PHA-Wide	Deputy Executive Director	1410	LS	\$2,960.00		\$2,960.00	\$2,960.00	
PHA-Wide	General Services Manager	1410	LS	\$3,230.00		\$3,230.00	\$3,230.00	
PHA-Wide	Accounting Technician	1410	LS	\$4,894.00		\$4,894.00	\$4,894.00	
PHA-Wide	Accounting Clerk II	1410	LS	\$4,938.00		\$4,938.00	\$4,938.00	
	Subtotal 1410			\$98,254.00		\$98,254.00	\$98,254.00	
	Fees and Costs							
PHA-Wide	A&E Design Fee	1430	LS	\$12,929.00		\$12,929.00		
PHA-Wide	Capital Fund Program Update Fee	1430	LS	\$6,350.00		\$6,350.00		
PHA-Wide	Master Planning Fees	1430	LS	\$25,000.00		\$25,000.00		
	Subtotal 1430			\$44,279.00		\$44,279.00	\$28,013.88	

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
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Part II: Supporting Pages		Federal FY of Grant: 2006						
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450106 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	
	Dwelling Equipment							
PHA-Wide	Replace stoves	1465.1	50	\$11,000.00		\$11,000.00		
PHA-Wide	Replace refrigerators	1465.1	50	\$11,000.00		\$11,000.00		
PHA-Wide	Replace existing smoke detectors (Phase 1)	1465.1	900	\$20,000.00		\$20,000.00		
	Subtotal 1465.1			\$42,000.00		\$42,000.00	\$31,060.59	
	Non-Dwelling Structures							
PHA-Wide	Renovations to Maintenance Warehouse at 147 West Main Street	1470	LS	\$173,165.00		\$173,165.00	\$173,164.68	
	Subtotal 1470			\$173,165.00		\$173,165.00	\$173,164.68	
	Non-Dwelling Equipment							
PHA-Wide	Computer and radio upgrades	1475	LS	\$16,229.00		\$16,229.00		
PHA-Wide	Purchase maintenance tools	1475	LS	\$5,000.00		\$5,000.00		
PHA-Wide	Purchase maintenance truck with utility bed	1475	1	\$31,271.00		\$31,271.00		
	Subtotal 1475			\$52,500.00		\$52,500.00	\$32,773.12	

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: 2006

Reasons for Revised Target Dates ¹

All Funds Expended
(Quarter Ending Date)

All Fund Obligated
(Quarter Ending Date)

Development Number
Name/HA-Wide
Activities

Original Expenditure
End Date

Original Expenditure
End Date

Actual Obligation
End Date

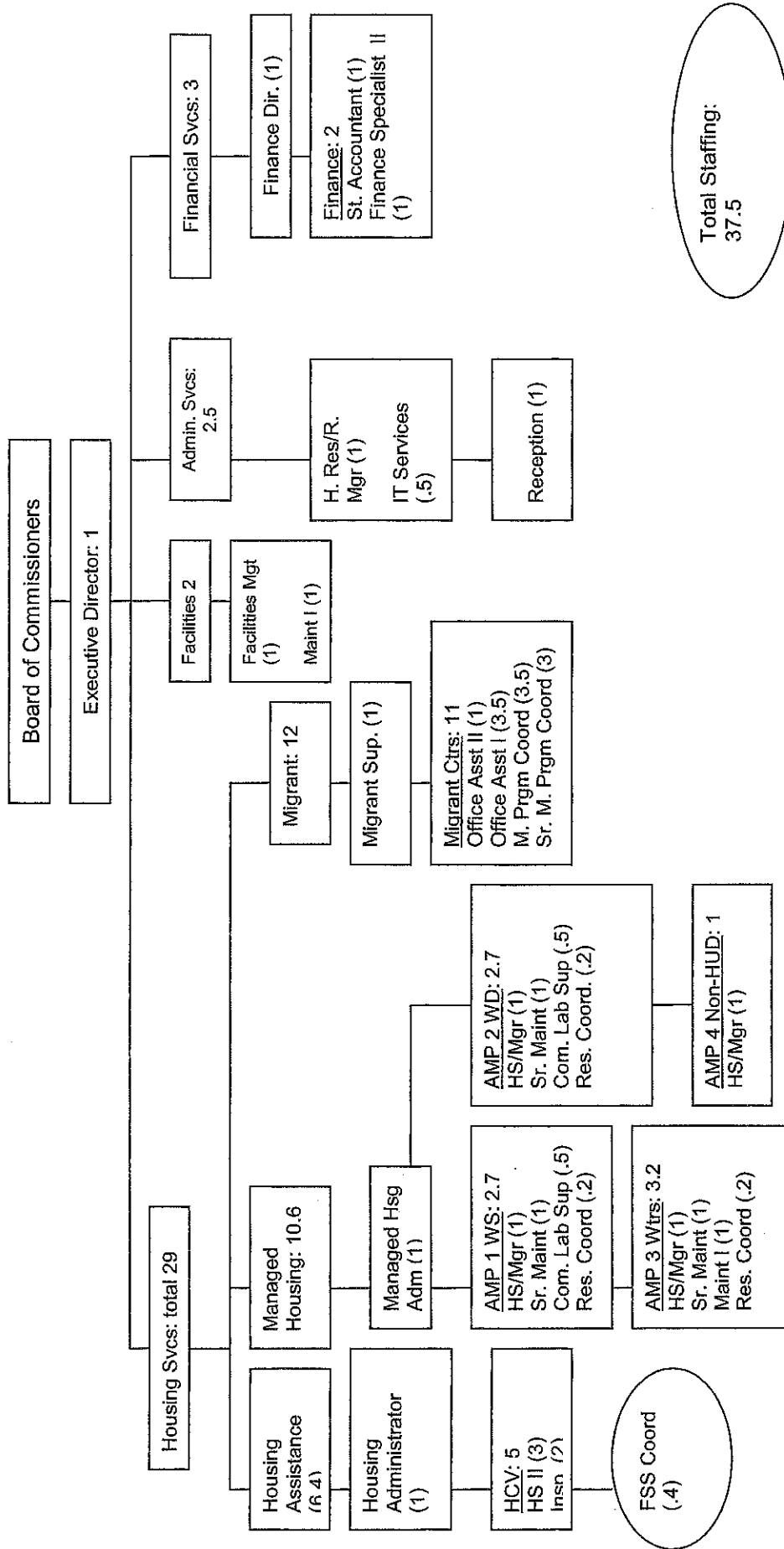
Actual Obligation
End Date

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.

ORGANIZATIONAL CHART

Organization Chart - Yolo County Housing 2008



Total Staffing:
37.5

**2009 ARRA (AMERICAN RECOVERY
AND REINVESTMENT ACT) CAPITAL
FUNDS (FORMULA ALLOCATION)**

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CA30S04450109 Replacement Housing Factor	FFY of Grant: 2009
PHA Name: Yolo County Housing		Grant No: _____	FFY of Grant Approval: 2009 CFRG
Date of CFFP: _____			
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
		Revised ²	Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	\$0	
3	1408 Management Improvements	\$0	
4	1410 Administration (may not exceed 10% of line 21)	\$35,328.00	
5	1411 Audit	\$0	
6	1415 Liquidated Damages	\$0	
7	1430 Fees and Costs	\$70,000.00	
8	1440 Site Acquisition	\$0	
9	1450 Site Improvement	\$0	
10	1460 Dwelling Structures	\$1,063,000.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	
12	1470 Non-dwelling Structures	\$0	
13	1475 Non-dwelling Equipment	\$0	
14	1485 Demolition	\$0	
15	1492 Moving to Work Demonstration	\$0	
16	1495.1 Relocation Costs	\$0	
17	1499 Development Activities ⁴	\$0	
18a	1501 Collateralization or Debt Service paid by the PHA	\$0	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0	
19	1502 Contingency (may not exceed 8% of line 20)	\$98,694.00	
20	Amount of Annual Grant: (sum of line 2- 19)	\$1,267,022.00	
21	Amount of Line 20 Related to LBP Activities	\$0	
22	Amount of Line 20 Related to Section 504 Activities	\$0	
23	Amount of Line 20 Related to Security - Soft Costs	\$0	
24	Amount of Line 20 Related to Security - Hard Costs	\$0	

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					
PHA Name: Yolo County Housing Type of Grant: <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Grant Type and Number Capital Fund Program Grant No: CA30S04450109 Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: 2009 CFFG	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
Summary by Development Account		Total Estimated Cost		Obligated	
Original		Revised ²		Expended	
Line 25	Amount of Line 20 Related to Energy Conservation Measures	\$1,063,000.00			
Signature of Executive Director		Signature of Public Housing Director		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 CFF Grants for operations.
⁴ RHF funds shall be included here.