

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

Yolo County Housing Authority

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Yolo County Housing Authority

PHA Number: CA 044

PHA Fiscal Year Beginning: 07/2005

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The Yolo County Housing Authority is committed to achieving excellence in providing safe, clean and modern affordable housing assistance while promoting self-sufficiency, upward mobility, and homeownership opportunities to the residents of the Authority and throughout Yolo County. Our goal is to be a leader in the Yolo County housing industry by building a reputation for excellent community service and customer satisfaction. The Authority is also committed to creating alternate sources of income that will allow financial independence from government agencies.

*Adopted by the Board of Commissioners
Yolo County Housing Authority*

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

Other (list below)

- By late 2005, the Authority will construct six units of farm worker housing on three duplex lots in Esparto. Construction funding will come from HCD/Joe Serna, Jr., USDA 514 and Yolo County CDBG.
- By March 2005, the Yolo Housing Foundation will be converted into a Community Development Corporation.
- By 2006, the Authority will acquire 8.2 acres of multifamily zoned property in the Dunnigan area of Yolo County. The property would be used to pursue a multifamily affordable or mixed-income rental housing project.
- By 2008, the Authority will use the two (2) acres of land available at the Davis Migrant Center to build additional rental units.
- As an ongoing process, the Authority will purchase single family homes throughout Yolo County that can be sold to Family Self-Sufficiency clients who are participating in the FSS Homeownership Program.
- As an ongoing process, the Authority will acquire commercial or residential land that are available and meet the mission to increase affordable housing for low income families.

- As an ongoing process, the Authority will assist the Capay Valley Vision with setting forth a vision and strategic planning road map for the Capay Valley.
- As an ongoing process, the Authority will work with the Rural Action of Knight's Landing in the development of their strategic plan.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
- On an on-going basis, the Housing Authority will maintain a micro-lending and group support program that provides microenterprise loans up to \$10,000. Participants in the Microenterprise Program will enroll in the Yuba College/Small Business Development Center's Microenterprise Training Program.
 - By 2006, the YCHA will attempt to secure funding for and implement a YouthBuild Program in Yolo County. This Program will allow the youth to have access to training in construction trades while also earning post-high school tuition credits.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- By 2006, the Authority will lease space in the new Administrative Building to a local business.
- The Authority will lease the present Administrative Building to a local church group.
- As an ongoing process, the Authority will contract with outside firms to utilize additional capacity of current staff members.
- In 2005, the Authority will explore the development of retail household goods stores at the Davis and Dixon Migrant Centers.
- By 2008, the Authority will explore the ownership and management of child care centers at its multifamily rental complexes.

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Agency Plan is a comprehensive guide to the Yolo County Housing Authority's policies, programs, operations and strategies for meeting local housing needs and goals. There are two parts to the Plan: the Five-Year Plan, which the Authority submits to the Department of Housing and Urban Development (HUD) once every fifth fiscal year, and the Annual Plan, which is submitted to HUD every year. This document represents the Authority's FY2005-2009 Five-Year Agency Plan and FY2005 Annual Update.

Since the Agency Plan serves as the annual application for the Capital Fund Program (CFP), the Authority has submitted an Annual Statement and Five-Year Plan for the FY2005 CFP based on the FY2004 funding amount. The Annual Statement and Five-Year Plan can be found in this binder under Tab 2 (ca044a01).

The Yolo County Housing Authority continues to score well on the Public Housing Assessment System (PHAS) and the Section 8 Management Assessment Program (SEMAP).

As shown by the Goals and Objectives listed on the previous pages, the Housing Authority is working to provide affordable housing to more low income residents of Yolo County.

A list of all information included in the Plan is located on the following pages.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Attachment A.** Deconcentration Policy and Deconcentration Analysis
- FY 2005 Capital Fund Program Annual Statement (**ca044a01**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Attachment B.** Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals
- Attachment C.** Resident Membership of the PHA Governing Board
- Attachment D.** Membership of the Resident Advisory Board
- Attachment E.** Criteria for Substantial Deviation and Significant Amendments
- Attachment F.** Resident Service and Satisfaction Survey Follow-Up Plan
- Attachment G.** Community Service Requirements
- Attachment H.** Pet Policy
- Attachment I.** Section 8 Project-Based Voucher Statement
- Attachment J.** Section 8 Homeownership Program Capacity Statement
- Attachment K.** Other Information

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan (**ca044a01**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

FY2004 CA30P04450104 CFP P&E Report (**ca044b01**)

FY2003 CA30P04450203 CFP P&E Report (**ca044c01**)

FY2003 CA30P04450103 CFP P&E Report (**ca044d01**)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. 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	6,115	5	5	5	4	4	3
Income >30% but <=50% of AMI	4,601	4	4	4	4	4	3
Income >50% but <80% of AMI	3,687	3	3	3	3	3	3
Elderly	1,432	3	3	3	3	2	3
Families with Disabilities	n/a	3	3	3	5	3	3
White	7,981	3	3	3	3	3	3
Black	444	3	3	3	3	3	3
Hispanic	4,186	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)

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

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2,879	n/a	n/a
Extremely low income <=30% AMI	2,164	75.2%	
Very low income (>30% but <=50% AMI)	611	21.2%	
Low income (>50% but <80% AMI)	104	3.6%	
Families with children	1,995	69.3%	
Elderly families	286	9.9%	
Families with Disabilities	180	6.3%	
White	1,276	44.4%	
Black	397	13.8%	
Indian	56	2.0%	
Asian	430	15.0%	
Hispanic	711	24.7%	
Other	4	0.1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	n/a	n/a	n/a
2 BR	n/a	n/a	n/a
3 BR	n/a	n/a	n/a
4 BR	n/a	n/a	n/a
5 BR	n/a	n/a	n/a
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? Seven (7) months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction: Woodland

	# of families	% of total families	Annual Turnover
Waiting list total	2,801		10
Extremely low income <=30% AMI	2,007	71.6%	
Very low income (>30% but <=50% AMI)	652	23.3%	
Low income (>50% but <80% AMI)	142	5.1%	
Families with children	1,757	62.7%	
Elderly families	263	9.4%	
Families with Disabilities	393	14.0%	
White	1,149	41.0%	
Black	351	12.5%	
Indian	63	22.5%	
Asian	148	5.3%	
Hispanic	1,073	38.3%	
Other	12	0.4%	

**Characteristics by Bedroom Size
(Public Housing Only)**

0 BR	9	0.3%	0
1BR	922	32.9%	1
2 BR	1,010	36.1%	3
3 BR	746	26.6%	4
4 BR	111	4.0%	2
5 BR	3	0.1%	0

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction: Winters

	# of families	% of total families	Annual Turnover
Waiting list total	826		15
Extremely low income <=30% AMI	620	75.1%	
Very low income (>30% but <=50% AMI)	168	20.3%	
Low income (>50% but <80% AMI)	38	4.6%	
Families with children	555	67.2%	
Elderly families	58	7.0%	
Families with Disabilities	94	11.4%	
White	334	40.5%	
Black	144	17.5%	
Indian	20	2.5%	
Asian	33	4.0%	
Hispanic	290	35.1%	
Other	3	0.4%	

Characteristics by Bedroom Size
(Public Housing Only)

0 BR	3	0.4%	0
1BR	227	27.5%	2
2 BR	298	36.0%	3
3 BR	284	34.4%	5
4 BR	11	1.3%	4
5 BR	3	0.4%	1

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction: West Sacramento

	# of families	% of total families	Annual Turnover
Waiting list total	2,456		20
Extremely low income <=30% AMI	1,755	71.5%	
Very low income (>30% but <=50% AMI)	597	24.3%	
Low income (>50% but <80% AMI)	104	4.2%	
Families with children	1,612	65.6%	
Elderly families	195	7.9%	
Families with Disabilities	376	15.3%	
White	1,175	47.9%	
Black	396	16.2%	
Indian	58	2.4%	
Asian	293	11.9%	
Hispanic	509	20.8%	
Other	20	0.8%	

Characteristics by Bedroom Size
(Public Housing Only)

0 BR	6	0.2%	2
1BR	708	28.8%	14
2 BR	879	35.9%	2
3 BR	723	29.4%	0
4 BR	124	5.0%	2
5 BR+	16	0.7%	0

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction: Esparto

	# of families	% of total families	Annual Turnover
Waiting list total	401		4
Extremely low income <=30% AMI	310	77.3%	
Very low income (>30% but <=50% AMI)	73	18.2%	
Low income (>50% but <80% AMI)	18	4.5%	
Families with children	346	86.3%	
Elderly families	17	4.2%	
Families with Disabilities	27	6.7%	
White	156	39.0%	
Black	87	21.8%	
Indian	12	3.0%	
Asian	13	3.2%	
Hispanic	130	32.5%	
Other	2	0.5%	

Characteristics by Bedroom Size
(Public Housing Only)

0 BR	1	0.3%	0
1BR	30	7.5%	0
2 BR	188	46.8%	3
3 BR	180	44.9%	1
4 BR	2	0.5%	0
5 BR	0	0.0%	0

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction: Knight's Landing

	# of families	% of total families	Annual Turnover
Waiting list total	454		1
Extremely low income <=30% AMI	336	74.0%	
Very low income (>30% but <=50% AMI)	96	21.1%	
Low income (>50% but <80% AMI)	22	4.9%	
Families with children	389	85.7%	
Elderly families	20	4.4%	
Families with Disabilities	38	8.4%	
White	160	35.2%	
Black	101	22.2%	
Indian	12	2.6%	
Asian	19	4.2%	
Hispanic	158	34.8%	
Other	2	0.4%	

**Characteristics by Bedroom Size
(Public Housing Only)**

0 BR	2	0.4%	0
1BR	36	7.9%	0
2 BR	218	48.0%	0
3 BR	195	43.0%	1
4 BR	3	0.7%	0
5 BR	0	0.0%	0

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction: Yolo

	# of families	% of total families	Annual Turnover
Waiting list total	843		0
Extremely low income <=30% AMI	599	71.1%	
Very low income (>30% but <=50% AMI)	203	24.1%	
Low income (>50% but <80% AMI)	41	4.8%	
Families with children	744	88.3%	
Elderly families	42	5.0%	
Families with Disabilities	57	6.8%	
White	310	36.8%	
Black	196	23.6%	
Indian	26	3.1%	
Asian	49	5.8%	
Hispanic	254	30.1%	
Other	5	0.6%	

**Characteristics by Bedroom Size
(Public Housing Only)**

0 BR	3	0.4%	0
1BR	42	5.0%	0
2 BR	433	51.4%	0
3 BR	359	42.5%	0
4 BR	6	0.7%	0
5 BR	0	0.0%	0

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) 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:

Select all that apply

- 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
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- 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
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- 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.
- Other: (list below)

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

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

Select all that apply

- 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
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

The Authority will be investigating the possibility of building a new senior housing development in West Sacramento.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

The need for affordable housing in Yolo County.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$164,914	
b) Public Housing Capital Fund	\$1,171,980	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$8,159,495	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY2004 CFP (as of 12/31/2004)	\$1,171,980	Capital Improvements
3. Public Housing Dwelling Rental Income	\$1,736,447	Operations
4. Other income (list below)	\$159,210	Operations
Interest Income	\$9,312	Operations
5. Non-federal sources (list below)		
Total Resources	\$12,573,338	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) 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)

When an applicant approaches the top of the waiting list.

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)

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)

(2) 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 **(3) Assignment**

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)

(3) 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?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) 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: (state circumstances below)
- 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)? (If “no” is selected, skip to subsection **(5) Occupancy**)

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

(5) 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)

(6) 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:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) 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)

(2) 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: Winters and West Sacramento site offices.

(3) 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:

Only if there are extenuating circumstances which do not allow for an ample amount of time to search. The request for an extension must be received before the 60-day period has passed.

(4) 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) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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)

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 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)

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

(5) 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)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) 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). (If selected, skip to sub-component (2))

---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. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. 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)_____
- Other (list below)

g. 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?

(2) 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)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

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
- Above 100% but at or below 110% of FMR
- 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)

(2) 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)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

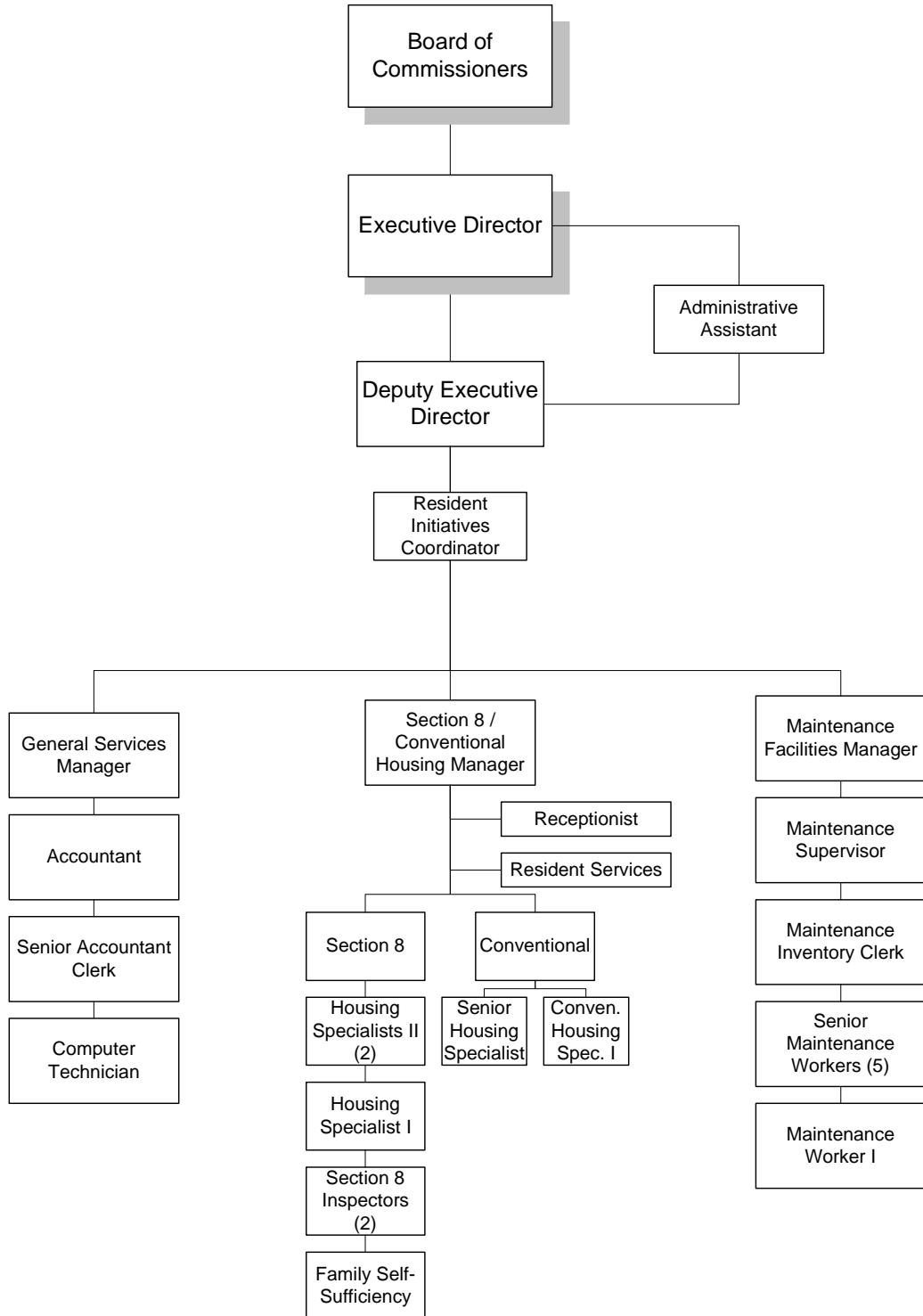
Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

YOLO COUNTY HOUSING AUTHORITY

ORGANIZATIONAL CHART



B. 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	11.6%
Section 8 Vouchers	1,326	20.0%
Section 8 Certificates	n/a	n/a
Section 8 Mod Rehab	n/a	n/a
Special Purpose Section 8 Certificates/Vouchers (list individually)	n/a	n/a
Public Housing Drug Elimination Program (PHDEP)	n/a	n/a
Other Federal Programs(list individually)		
Capital Fund Program	431	20%

C. 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)

- Affirmative Action Policy
- Capitalization Policy
- Collection Write-Off Policy
- Disposition of Property Policy
- Petty Cash Policy
- Procurement Policy
- Section 3 Policy
- Safety Policy
- Travel Policy
- General Policy
- Comprehensive Maintenance Program Policy
- Cash Management and Investment Policies and Procedures

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment ca044a01.

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment ca044a01.

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- 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:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. 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? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

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? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. 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? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:	Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. 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). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. 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 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. 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 HUD's 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 the YCHA.
- The family has not committed any serious or repeated violations of an YCHA assisted lease within the past year.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 12/31/04)
Public Housing	N/A	N/A
Section 8	50	0

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. 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 used 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

B. 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

C. 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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

The Public Housing Drug Elimination Program (PHDEP) no longer exists.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. 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?

2. 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)

Over the next few years, the Housing Authority will be evaluating the feasibility of all public housing properties. This evaluation will include what type of action will be taken. Some actions include but are not limited to: demolition, disposition, conversion and re-development.

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
- Candidates were nominated by resident and assisted family organizations
 - Candidates could be nominated by any adult recipient of PHA assistance
 - Self-nomination: Candidates registered with the PHA and requested a place on ballot
 - Other: (describe)
- b. Eligible candidates: (select one)
- Any recipient of PHA assistance
 - Any head of household receiving PHA assistance
 - Any adult recipient of PHA assistance
 - Any adult member of a resident or assisted family organization
 - Other (list)
- c. Eligible voters: (select all that apply)
- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
 - Representatives of all PHA resident and assisted family organizations
 - Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

- 1. Consolidated Plan jurisdiction: (State of California)

- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)

- 4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The State of California’s Consolidated Plan for Fiscal Years 2000 – 2005 states the following objective:

- Meet the housing needs of low-income renter households, including providing homeownership opportunities for first-time buyers.

This objective correlates directly with the Yolo County Housing Authority’s mission of promoting clean, safe and modern affordable housing.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachment A

Deconcentration Policy and Deconcentration Analysis

General

YCHA's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Gross annual income is used for income limits at admission and for income-mixing purposes.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

The YCHA will gather data and analyze, at least annually the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in the deconcentration efforts.

The PHA will use the gathered tenant incomes information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the PHA in its deconcentration goals.

If the YCHA's annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular project, the PHA will evaluate the changes to determine whether, based on the PHA methodology of choice, the project needs to be redesignated as a higher or lower income project or whether the PHA has met the deconcentration goals and the project needs no particular designation.

Deconcentration and Income-Mixing Goals

Admission policies related to the deconcentration efforts of the PHA do not impose specific quotas. Therefore, the PHA will not set specific quotas, but will strive to achieve deconcentration and income-mixing in its developments.

The YCHA's income-mixing goal is a long-range goal and may not be achieved in the first year of implementation. The YCHA will use its annual analysis of its public housing stock and tenant incomes to provide benchmarks.

Project Designation Methodology

The YCHA will determine and compare tenant incomes at the developments with those in the Census Tracts in which the developments are located.

Upon analyzing its findings the YCHA will apply the policies, measures and incentives to bring higher income families into lower income developments and lower income families into higher income developments.

The YCHA's goal is to have eligible families having higher incomes occupy dwelling units in projects predominantly occupied by eligible families having lower incomes, and eligible families having lower incomes occupy dwelling units in projects predominantly occupied by eligible families having higher incomes.

- Families having lower incomes include very low-and extremely low-income families.
- Skipping of families for deconcentration purposes will be applied uniformly to all families.
- When selecting applicant families and assigning transfers for a designated project the PHA will determine whether the selection of the family will contribute to the PHA's deconcentration goals.
- The PHA will not select families for a particular project if the selection will have a negative effect on the PHA's deconcentration goals. However, if there are insufficient families on the waiting list or transfer list, under no circumstances will a unit remain vacant longer than necessary.

The YCHA will review the annual resident income of all of its sites and using the incomes of all families in all developments as a baseline, determine the average income of all of its resident families.

The YCHA will designate higher income developments those with average income above the aggregate average.

The YCHA will designate lower income developments those with average income below the aggregate average.

The Yolo County Housing Authority performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as shown on the next page.

Development	Average Income	Authority Average Income	Percentage
CA044-1(Woodland)	\$19,667	\$21,961	89.6%
CA044-2(Winters)	\$28,545	\$21,961	130.0%
CA044-4(Esparto)	\$22,292	\$21,961	101.5%
CA044-5(Knight's Landing)	\$24,185	\$21,961	110.1%
CA044-6(Yolo)	\$23,561	\$21,961	107.3%
CA044-7(Woodland)	\$20,220	\$21,961	92.1%
CA044-8(Winters)	\$24,488	\$21,961	111.5%
CA044-18(Winters)	\$25,414	\$21,961	115.7%
CA044-25(Winters)	\$25,370	\$21,961	115.5%
CA044-28(West Sacramento)	\$18,209	\$21,961	82.9%

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income. As the table above shows, there are two developments that are outside this range.

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
CA 044-2	30	All developments are in different towns.	
CA 044-18	50		
CA 044-25	18		
CA 044-28	75		

Attachment B

Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals

- Goal:** Expand the supply of assisted housing.
- Progress:** The Authority continues to look for ways to expand the supply of assisted housing on an on-going basis.
- Goal:** Improve the quality of assisted housing.
- Progress:** The Housing Authority received a score of 91 on the Public Housing Assessment System (PHAS).
- Staff continues to attend training on a regular basis.
- The Housing Authority will continue to renovate Public Housing units on a continuing basis.
- Goal:** Increase assisted housing choices.
- Progress:** The Authority increased payment standards for disabled voucher holders to 95% of Fair Market Rent.
- The Authority continues to explore and work with local governments to establish a self-help housing program that will assist with homeownership for our conventional housing residents and our section 8 participants.
- Site-based waiting lists have been established for all public housing developments.
- Goal:** Provide an improved living environment
- Progress:** A private security firm was hired to patrol developments that have incidents of vandalism, drugs and gangs. The level of crime has dropped significantly.
- Goal:** Ensure equal opportunity and affirmatively further fair housing
- Progress:** The Housing Authority continues to implement admissions and occupancy procedures in a consistent manner.

Attachment C

Resident Membership of the PHA Governing Board

Resident Commissioner: Karen Puleo-Coats

Term Expiration: 12/12/2004

Resident Commissioner: Raymundo Sepulveda

Term Expiration: 12/12/2004

Attachment D

Membership of the Resident Advisory Board

Pablo Rico

Micheal Frank

Ignacio Guerra

Francis Rangel

Ricardo Campos

Angelina Martinez

Alice Blazak

Gloria Nestor

Roberto Caluya

Attachment E

Criteria for Substantial Deviation and Significant Amendments

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.

Attachment F

Resident Service and Satisfaction Survey Follow-Up Plan

The Yolo County Housing Authority received the following scores on the FY2003 Resident Assessment Survey.

SURVEY SECTION	SCORE
Maintenance and Repair	91.7%
Communication	69.8%
Safety	80.5%
Services	96.0%
Neighborhood Appearance	73.4%

As a result of this survey, the Housing Authority is required to develop a Follow-Up Plan to address each section score that fell below 75%.

Communication

The Housing Authority will strive to keep residents informed about maintenance and repair activities that will affect the residents.

The staff of the Housing Authority will be more responsive to resident questions and concerns.

The management of the Housing Authority will be more supportive of resident organizations such as the Resident Advisory Board.

Neighborhood Appearance

The Housing Authority will strive to keep the parking areas and recreation areas of each development in good shape.

The Housing Authority will assess the litter situation at each development to determine what corrective action needs to be taken.

Attachment G

Implementation of Community Service Requirements

Community Service and Family Self-Sufficiency Requirement

As a condition of continued occupancy, excluding residents under paragraph 4 below, each adult resident of the Housing Authority shall:

- a. Contribute eight (8) hours per month of community service (not including political activities) within the community in which that adult resides; or,
- b. Participate in an economic self-sufficiency program for eight (8) hours per month; or
- c. Perform 8 hours per month of combined activities (community service and economic self-sufficiency program).

Exemptions

Exemptions to the above requirement shall be made for any individual who:

- a. Is 62 years of age or older;
- b. Is a blind or disabled individual defined under section 216(i)(1) or 1614 of the Social Security Act (42 USC 416(i)(1); 1382c) and who is unable to comply with this section, or is a primary caretaker of such individual;
- c. Is engaged in a work activity (as such term is defined in section 407(d) of the Social Security Act (42 USC 607(d), as in effect on and after July 1, 1997)
- d. Meets the requirements for being exempted from having to engage in a work activity under the state program funded under part A of title IV of the Social Security Act (42 USC 601 et seq) or under any other welfare program of the state in which the public housing agency is located, including a state-administered welfare-to-work program; or,
- d. Is in a family receiving assistance under a state program funded under part A of title IV of the Social Security Act (42 USC 601 et seq) or under any other welfare program of the state in which public housing agency is located, including a state administered welfare-to-work program, and has not been found by the state or other administering entity to be in noncompliance with such program.

The PHA will re-verify exemption status annually except in the case of an individual who is 62 years of age or older.

The PHA will permit residents to change exemption status during the year if status changes.

Definition of Economic Self-Sufficiency Program

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above, by HUD as: Any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families.

These economic self-sufficiency programs can include job, training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

In addition to the HUD definition above, the PHA definition includes any of the following:

Other activities as approved by the PHA on a case-by-case basis.

The PHA will give residents the greatest choice possible in identifying community service opportunities.

The PHA will consider a broad range of self-sufficiency opportunities.

Annual Determinations

For each public housing resident, the Housing Authority shall, thirty (30) days before the expiration of each lease term of the resident, review and determine the compliance of the resident with the requirement. Such determinations shall be made in accordance with the principles of due process and on a nondiscriminatory basis. The PHA will verify compliance annually.

Noncompliance

If the Housing Authority determines that a resident subject to the requirement has not complied with the requirement, the PHA shall notify the resident of such noncompliance.

PHA Responsibility

The PHA will ensure that all community service programs are accessible for persons with disabilities.

The PHA will ensure that:

The conditions under which the work is to be performed are not hazardous;

The work is not labor that would be performed by the PHA's employees responsible for essential maintenance and property services; or

The work is not otherwise unacceptable.

PHA Implementation of Community Service Requirement

The PHA will administer its own community service program, with cooperative relationships with other entities.

The PHA will administer the community service program through contracts and collaborative agreements with volunteer and community agencies.

The PHA will provide to residents a brochure of community service and volunteer opportunities available throughout the community.

The PHA will administer the community service requirement under this subsection through the Resident Council.

Attachment H

Pet Policy

The purpose of the Pet Policy is to establish the PHA's policy and procedures for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets. The Housing Authority has two policies, one for Elderly Housing and one for Family Housing. Each policy is available for review at the Housing Authority's main office. The following are some highlights of the policy

Nothing in the policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

Pet rules will not be applied to animals who assist persons with disabilities.

All pets must be approved in advance by the PHA management.

Pets must be registered with the PHA before they are brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

The policy states which type of pets and how many of each a resident is allowed to keep in their residence.

The Authority has designated no pet areas.

Tenants with animals must pay a pet deposit.

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

Residents can be charged for pet waste removal.

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of eight (8) hours.

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

The PHA may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

The PHA may enter and inspect the unit only if a written complaint is received alleging that the conduct or condition of the pet in the unit constitutes a nuisance or threat to the health or safety of the other occupants or other persons in the community under applicable State or local law.

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served.

If the resident/pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The PHA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

The PHA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for the PHA to place the pet in a shelter facility, the cost will be the responsibility of the tenant/pet owner.

Attachment I

Section 8 Project-Based Voucher Statement

In the upcoming year, the Yolo County Housing Authority will consider Section 8 Project-Based Vouchers for 260 units within the jurisdiction of the Housing Authority. Project-basing the assistance is a more appropriate option over tenant-basing because the supply of units available for tenant-based assistance is very limited. This option is consistent with the Agency Plan because it will provide low-income families with more housing options.

Attachment J

Section 8 Homeownership Capacity Statement

During the upcoming fiscal year, the Yolo County Housing Authority (YCHA) will establish a Section 8 Homeownership Program following the Department of Housing and Urban Development's (HUD) guidelines published under 24 CFR 982.625 – 982.642. The program will be limited to individuals who are (a) holders of Section 8 Housing Choice Vouchers and (b) participate in YCHA's Family Self Sufficiency (FSS) Program. Since the maximum number of participants in the YCHA FSS Program is fifty (50), this is also the maximum number of participants in the Section 8 Homeownership Program.

The YCHA demonstrates its' capacity to administer the Section 8 Homeownership Program through compliance with the following two criteria as stipulated in 24 CFR 982.625 (d)(1), (2)(ii) and (2)(iii).

- 1) Participants in the Homeownership Program will be required to pay a down payment of three percent (3%), of which at least one percent (1%) will come from the participant's resources. As requisite participants in the FSS Program, families will have access to their FSS Escrow Account, typically at the completion of the five (5) year FSS Contract Participation. This escrow account is the expected source of the participant's one percent (1%) down payment requirement.
- 2) Participants in the YCHA's Homeownership Program will obtain mortgage financing for the purchase of their home through lenders who comply with secondary mortgage underwriting requirements (e.g., Fannie Mae, Freddie Mac, etc.) and follow generally accepted private sector underwriting standards. An important component of the YCHA Homeownership Program is the fostering of connections with lenders who have the experience and successful track record in meeting secondary mortgage underwriting requirements. These lenders also understand and strongly support their participation in the Section 8 Homeownership Program.

Attachment K


Other Information

Housing Development

The Housing Authority is pursuing an aggressive housing development strategy for the expansion of affordable housing stock in Yolo County. This development strategy will access federal, state and local affordable housing development construction and term funding sources (e.g., HCD/MHP, LIHTC, CDBG, HOME, FHLB/AHP, local housing trust funds, etc.) as leverage for YCHA's resources to ensure that our development funds are used in the most efficient and cost effective manner. This strategy will span the development spectrum from single family homeownership to multifamily rental projects; from infill rehabilitation to scattered sit new construction.

Resident-Based Entrepreneurial Programs

The creation and management of safe, clean and affordable housing for low income residents of Yolo County is only part of the YCHA's mission. A proper use of our resources, as equally important component of our mission, includes programs which provide residents access to training, support and financial resources that create opportunities for economic self sufficiency. The efficient integration of housing and resident-based supportive services is an essential key to the success of YCHA's mission.



Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

**Annual Statement /
Performance and Evaluation Report**
Part I: Summary
Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

HA Name YOLO COUNTY HOUSING AUTHORITY		Capital Fund Program Grant Number CA30P04450105		FFY of Grant Approval 2005	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revisor <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	\$234,000			
3	1408 Management Improvements	\$114,515			
4	1410 Administration	\$119,090			
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$61,050			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$75,000			
10	1460 Dwelling Structures	\$0			
11	1465.1 Dwelling Equipment - Nonexpendable	\$35,000			
12	1470 Nondwelling Structures	\$465,325			
13	1475 Nondwelling Equipment	\$68,000			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving to Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$0			
18	1498 Mod Used for Development	\$0			
19	1502 Contingency (may not exceed 8% of line 20)	\$0			
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$1,171,980			
21	Amount of line 20 Related to LBP Activities	\$0			
22	Amount of line 20 Related to Section 504 Compliance	\$0			
23	Amount of line 20 Related to Security	\$0			
24	Amount of line 20 Related to Energy Conservation Measures	\$0			
(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.					
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

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

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<u>Operations</u>							
PHA-Wide	-Operations	1406	LS	<u>\$234,000</u>				
	Total for Account 1406			\$234,000				
	<u>Management Improvements</u>							
PHA-Wide	-Resident Services Coordinator	1408	LS	\$44,822				
PHA-Wide	-Resident Services Coordinator Assistant	1408	LS	\$12,822				
PHA-Wide	-PHA Staff/Commissioner Training	1408	LS	\$9,116				
PHA-Wide	-Resident Training	1408	LS	\$9,116				
PHA-Wide	-Develop 5 Year Agency Plan/Update Policies	1408	LS	\$4,400				
PHA-Wide	-Update Utility Allowances	1408	LS	\$3,300				
PHA-Wide	-Resident Initiatives/Entrepreneurship Program	1408	LS	\$20,000				
PHA-Wide	-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche Files)	1408	LS	<u>\$10,939</u>				
	Total for Account 1408			\$114,515				
	<u>Administration</u>							
PHA-Wide	-Facilities Manager (100%) Including 33 % Fringe	1410	LS	\$73,269				
PHA-Wide	-Executive Director (12%) Including 33% Fringe	1410	LS	\$14,573				
PHA-Wide	-Deputy Executive Director (12%) Including Fringe	1410	LS	\$12,077				
PHA-Wide	-General Services Manager (12%) Including 33% Fringe	1410	LS	\$9,807				
PHA-Wide	-Accounting Technician (12%) Including 33% Fringe	1410	LS	\$4,661				
PHA-Wide	-Accounting Clerk II (12%) Including 33% Fringe	1410	LS	<u>\$4,703</u>				
	Total for Account 1410			\$119,090				
	<u>Fees and Costs</u>							
PHA-Wide	-A&E Design Fee	1430	LS	\$30,000				
PHA-Wide	-Master Planning Fees	1430	LS	\$25,000				
PHA-Wide	-Capital Fund Program Update Fee	1430	LS	<u>\$6,050</u>				
	Total for Account 1430			\$61,050				

(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.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<u>Site Improvements</u>							
CA044-001	Resurface and Restripe Parking at 1224 Lemen Ave.	1450	LS	\$20,000				
CA044-002	Sewer Lift System Upgrades	1450	LS	\$6,250				
CA044-008	Sewer Lift System Upgrades	1450	LS	\$6,250				
CA044-008	Replace Basketball Courts and Add Lighting	1450	LS	\$30,000				
CA044-018	Sewer Lift System Upgrades	1450	LS	\$6,250				
CA044-025	Sewer Lift System Upgrades	1450	LS	<u>\$6,250</u>				
	Total for Account 1450			\$75,000				
	<u>Dwelling Equipment</u>							
PHA-Wide	Replace stoves	1465.1	50 ea	\$15,000				
PHA-Wide	Replace refrigerators	1465.1	50 ea	<u>\$20,000</u>				
	Total for Account 1465.1			\$35,000				
	<u>Non-Dwelling Structures</u>							
PHA-Wide	Purchase Building at 147 W. Main Street for Central Office	1470	LS	\$300,000				
PHA-Wide	Convert Existing Maintenance Shop to be used as a Community Center (Phase 1)	1470	LS	\$100,325				
CA044-002/008	Install Sprinkler System at Soccer Fields	1470	LS	\$30,000				
CA044-002/008	Build Bathrooms at Soccer Fields	1470	LS	<u>\$35,000</u>				
	Total for Account 1470			\$465,325				
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	-Update and Expand Computer System	1475	LS	\$16,000				
PHA-Wide	-Purchase Portable Risers	1475	LS	\$12,000				
PHA-Wide	-Purchase Maintenance Truck with Utility Bed	1475	LS	\$30,000				
PHA-Wide	-Purchase Maintenance Tools	1475	LS	<u>\$10,000</u>				
	Total for Account 1475			\$68,000				
	Capital Fund Program Grant Total			\$1,171,980				

(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.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement /
Performance and Evaluation Report**
Part III: Implementation Schedule
Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	6/30/2007			6/30/2009			
CA044-01 Yolano Village	6/30/2007			6/30/2009			
CA044-02 El Rio Villa I	6/30/2007			6/30/2009			
CA044-08 El Rio Villa II	6/30/2007			6/30/2009			
CA044-18 El Rio Villa III	6/30/2007			6/30/2009			
CA044-25 El Rio Villa IV	6/30/2007			6/30/2009			

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Five-Year Action Plan
Part I: Summary
Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name:		Locality: (City/County & State)				
YOLO COUNTY HOUSING AUTHORITY		Woodland/Yolo County/California		[X] Original [] Revision No.: _____		
A. Development Number/Name	Work Statement for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006	Work Statement for Year 3 FFY: 2007	Work Statement for Year 4 FFY: 2008	Work Statement for Year 5 FFY: 2009	
CA 44-01, Yolano Village	See Annual Statement	\$3,000	\$0	\$0	\$300,000	
CA 44-02, El Rio Villa I		\$111,910	\$6,250	\$31,250	\$0	
CA 44-04, Vista Montecito		\$69,080	\$42,480	\$0	\$0	
CA 44-05, Ridgecut Homes		\$3,000	\$42,480	\$0	\$0	
CA 44-06, Yolito		\$3,000	\$0	\$0	\$0	
CA 44-07, Donnelly Circle		\$3,000	\$0	\$72,000	\$300,000	
CA 44-08, El Rio Villa II		\$9,250	\$120,710	\$6,250	\$0	
CA 44-15, Riverbend Manor I		\$3,000	\$121,160	\$295,404	\$0	
CA 44-17, Riverbend Manor II		\$3,000	\$19,200	\$0	\$0	
CA 44-18, El Rio Villa III		\$9,250	\$147,850	\$6,250	\$0	
CA 44-25, El Rio Villa IV		\$9,250	\$6,250	\$64,530	\$0	
CA 44-28, Las Casitas		\$33,000	\$0	\$111,756	\$0	
B. Physical Improvements Subtotal			\$259,740	\$506,380	\$587,440	\$600,000
C. Management Improvements			\$119,205	\$124,163	\$128,690	\$132,555
D. HA - Wide Nondwelling Structures and Equipment		\$392,641	\$134,465	\$42,000	\$35,000	
E. Administration		\$125,044	\$131,297	\$137,850	\$144,715	
F. Other (1430)		\$41,350	\$41,675	\$42,000	\$25,710	
G. Contingency		\$0	\$0	\$0	\$0	
H. Demolition		\$0	\$0	\$0	\$0	
I. Replacement Reserve/Operations		\$234,000	\$234,000	\$234,000	\$234,000	
J. Mod Used for Development		\$0	\$0	\$0	\$0	
K. Total CFP Funds		\$1,171,980	\$1,171,980	\$1,171,980	\$1,171,980	
L. Total Non-CFP Funds		\$0	\$0	\$0	\$0	
M. Grand Total		\$1,171,980	\$1,171,980	\$1,171,980	\$1,171,980	
Signature of Executive Director		Date:	Signature of Public Housing Director/Office of Native American Programs Administrator		Date:	

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement for Year 1 FFY: <u>2005</u>	Work Statement for Year <u>2</u> FFY: <u>2006</u>			Work Statement for Year <u>3</u> FFY: <u>2007</u>		
	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				Operations	
-Operations	LS	\$234,000	-Operations	LS	\$234,000	
Total for Account 1406		\$234,000	Total for Account 1406		\$234,000	
Administration			Administration			
-Facilities Manager (100%) Including 33 % Fringe	LS	\$76,932	-Facilities Manager (100%) Including 33 % Fringe	LS	\$80,779	
-Executive Director (12%) Including 33% Fringe	LS	\$15,302	-Executive Director (12%) Including 33% Fringe	LS	\$16,067	
-Deputy Executive Director (12%) Including Fringe	LS	\$12,681	-Deputy Executive Director (12%) Including Fringe	LS	\$13,315	
-General Services Manager (12%) Including 33% Fringe	LS	\$10,297	-General Services Manager (12%) Including 33% Fringe	LS	\$10,812	
-Accounting Technician (12%) Including 33% Fringe	LS	\$4,894	-Accounting Technician (12%) Including 33% Fringe	LS	\$5,139	
-Accounting Clerk II (12%) Including 33% Fringe	LS	\$4,938	-Accounting Clerk II (12%) Including 33% Fringe	LS	\$5,185	
Total for Account 1410		\$125,044	Total for Account 1410		\$131,297	
Fees and Costs			Fees and Costs			
-A&E Design Fee	LS	\$35,000	-A&E Design Fee	LS	\$35,000	
-Capital Fund Program Update Fee	LS	\$6,350	-Capital Fund Program Update Fee	LS	\$6,675	
Total for Account 1430		\$41,350	Total for Account 1430		\$41,675	
Site Improvements			Site Improvements			
PHA-Wide			CA044-002 El Rio Villa I			
Contract for sewer jetting at all developments	LS	\$36,000	Sewer Lift System Upgrades	LS	\$6,250	
CA044-002 El Rio Villa I			CA044-008 El Rio Villa II			
Sewer Lift System Upgrades	LS	\$6,250	Sewer Lift System Upgrades	LS	\$6,250	
(Continued on next page)			(Continued on next page)			
Subtotal of Estimated Cost		\$442,644	Subtotal of Estimated Cost		\$419,472	

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement for Year 1 FFY: <u>2005</u>	Work Statement for Year <u>2</u> FFY: <u>2006</u>			Work Statement for Year <u>3</u> FFY: <u>2007</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	See Annual Statement					
	<u>CA044-008 El Rio Villa II</u> Sewer Lift System Upgrades	LS	\$6,250	<u>CA044-018 El Rio Villa III</u> Sewer Lift System Upgrades	LS	\$6,250
	<u>CA044-018 El Rio Villa III</u> Sewer Lift System Upgrades	LS	\$6,250	<u>CA044-025 El Rio Villa IV</u> Sewer Lift System Upgrades	LS	<u>\$6,250</u>
	<u>CA044-025 El Rio Villa IV</u> Sewer Lift System Upgrades	LS	\$6,250	Total for Account 1450		\$25,000
	<u>CA044-028 Las Casitas</u> Renovate basketball court and add lighting	LS	<u>\$30,000</u>	<u>Dwelling Structures</u>		
	Total for Account 1450		\$91,000	<u>CA044-005</u> Install new energy efficient double pane windows	72	\$28,080
	<u>Dwelling Structures</u>			Install new security screens on all windows	72	\$14,400
	<u>CA044-002</u> Install energy efficient double pane windows	174	\$67,860	<u>CA044-006</u> Install new energy efficient double pane windows	72	\$28,080
	Install security screens on windows	174	\$34,800	Install new security screens on all windows	72	\$14,400
	<u>CA044-004</u> Install new energy efficient double pane windows	112	\$43,680	<u>CA044-008 El Rio Villa II</u> Install new energy efficient double pane windows	194	\$75,660
	Install new security screens on all windows	112	\$22,400	Install new security screens on all windows	194	\$38,800
	Total for Account 1460		\$168,740	<u>CA044-015</u> Replace roofing (Phase 1)	23 DU	\$121,160
	<u>Dwelling Equipment</u>			<u>CA044-017</u> Install security screens on windows	96	\$19,200
	<u>PHA-Wide</u> Replace stoves	50 ea	\$15,000	<u>CA044-018</u> Install new energy efficient double pane windows	240	\$93,600
	Replace refrigerators	50 ea	<u>\$20,000</u>	Install new security screens on all windows	240	<u>\$48,000</u>
	Total for Account 1465.1		\$35,000	Total for Account 1460		\$481,380
	Subtotal of Estimated Cost		\$252,490	Subtotal of Estimated Cost		\$493,880

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement for Year 1 FFY: <u>2005</u>	Work Statement for Year <u>2</u> FFY: <u>2006</u>			Work Statement for Year <u>3</u> FFY: <u>2007</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>Non-Dwelling Structures</u>			<u>Dwelling Equipment</u>		
	Purchase Building at 147 W. Main Street for Central Office	LS	\$103,975	<u>PHA-Wide</u>		
	Convert Existing Maintenance Facility to Community Center (Phase 2)	LS	<u>\$125,025</u>	Replace stoves	50 ea	\$15,000
	Total for Account 1470		\$229,000	Replace refrigerators	50 ea	\$20,000
	<u>Non-Dwelling Equipment</u>			Replace smoke detectors	1400 ea	<u>\$70,000</u>
	-Update and Expand Computer System	LS	\$15,000	Total for Account 1465.1		\$105,000
	-Purchase sewer jetting equipment	LS	\$108,641	<u>Non-Dwelling Equipment</u>		
	-Purchase Maintenance Tools	LS	<u>\$5,000</u>	-Update and Expand Computer System	LS	\$17,000
	Total for Account 1475		\$128,641	-Purchase Maintenance Tools	LS	<u>\$12,465</u>
				Total for Account 1475		\$29,465
	Subtotal of Estimated Cost		\$357,641	Subtotal of Estimated Cost		\$134,465

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement for Year 1 FFY: <u>2005</u>	Work Statement for Year <u>4</u> FFY: <u>2008</u>			Work Statement for Year <u>5</u> FFY: <u>2009</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>Operations</u>			<u>Operations</u>		
	-Operations	LS	<u>\$234,000</u>	-Operations	LS	<u>\$234,000</u>
	Total for Account 1406		\$234,000	Total for Account 1406		\$234,000
	<u>Administration</u>			<u>Administration</u>		
	-Facilities Manager (100%) Including 33 % Fringe	LS	\$84,800	-Facilities Manager (100%) Including 33 % Fringe	LS	\$89,040
	-Executive Director (12%) Including 33% Fringe	LS	\$16,870	-Executive Director (12%) Including 33% Fringe	LS	\$17,700
	-Deputy Executive Director (12%) Including Fringe	LS	\$13,980	-Deputy Executive Director (12%) Including Fringe	LS	\$14,680
	-General Services Manager (12%) Including 33% Fringe	LS	\$11,350	-General Services Manager (12%) Including 33% Fringe	LS	\$11,900
	-Accounting Technician (12%) Including 33% Fringe	LS	\$5,400	-Accounting Technician (12%) Including 33% Fringe	LS	\$5,670
	-Accounting Clerk II (12%) Including 33% Fringe	LS	<u>\$5,450</u>	-Accounting Clerk II (12%) Including 33% Fringe	LS	<u>\$5,725</u>
	Total for Account 1410		\$137,850	Total for Account 1410		\$144,715
	<u>Fees and Costs</u>			<u>Fees and Costs</u>		
	-A&E Design Fee	LS	\$35,000	-A&E Design Fee	LS	\$18,460
-Capital Fund Program Update Fee	LS	<u>\$7,000</u>	-Capital Fund Program Update Fee	LS	<u>\$7,250</u>	
Total for Account 1430		\$42,000	Total for Account 1430		\$25,710	
<u>Site Improvements</u>			<u>Non-Dwelling Structures</u>			
<u>CA044-002 El Rio Villa I</u>			<u>PHA-Wide</u>			
Sewer Lift System Upgrades	LS	\$6,250	Construction of Maintenance Storage Building -40' x 80'	LS	<u>\$35,000</u>	
Upgrade existing well system	LS	\$25,000	Total for Account 1470		\$35,000	
(Continued on next page)						
	Subtotal of Estimated Cost		\$445,100	Subtotal of Estimated Cost		\$439,425

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement for Year 1 FFY: <u>2005</u>	Work Statement for Year <u>4</u> FFY: <u>2008</u>			Work Statement for Year <u>5</u> FFY: <u>2009</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>CA044-007</u>			<u>Demolition</u>		
	Upgrade water and sewer lines	LS	\$72,000	<u>CA044-1 Yolano Village</u>		
	<u>CA044-008 El Rio Villa II</u>			Demolition of selected units	LS	\$150,000
	Sewer Lift System Upgrades	LS	\$6,250	<u>CA044-7 Donnelly Circle</u>		
	<u>CA044-015</u>			Demolition of selected units	LS	<u>\$150,000</u>
	Install above ground water faucets	LS	\$1,800	Total for Account 1485		\$300,000
	Install plants along fence line	LS	\$5,000			
	Install 5' x 68' wheel chair ramp and railing at parking lot	325 SF	\$3,250	<u>Development</u>		
	Install 5' x 325' l/f sidewalk to adjoining development	1,625 SF	\$11,375	<u>CA044-1 Yolano Village</u>		
	Cut trees overhanging units	LS	\$5,000	Redevelopment of site	LS	\$150,000
	Install precast barbecue pits on existing slabs	2 EA	\$1,113	<u>CA044-7 Donnelly Circle</u>		
	Install 38' x 33' canopy roof over existing slab	1,254 SF	\$25,080	Redevelopment of site	LS	<u>\$150,000</u>
	Remove and replace low section of sidewalk at multi-purpose room	100 SF	\$1,000	Total for Account 1498		\$300,000
	Pressure wash, prime, and paint existing canopy covers over existing sidewalks	10,755 SF	\$6,238			
	Etch existing sidewalks under canopies and apply epoxy non skid coating	10,755 SF	\$13,444			
	Install new security screens on all windows	164	\$32,800			
	Install connector road to CA044-17	LS	\$35,000			
	Install landscape irrigation at common area	122,500 SF	\$73,500			
	<u>CA044-018 El Rio Villa III</u>					
	Sewer Lift System Upgrades	LS	\$6,250			
<u>CA044-025 El Rio Villa IV</u>						
Sewer Lift System Upgrades	LS	\$6,250				
Install security lighting	LS	<u>\$15,800</u>				
Total for Account 1450		\$352,400				
	Subtotal of Estimated Cost		\$321,150	Subtotal of Estimated Cost		\$600,000

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement for Year 1 FFY: <u>2005</u>	Work Statement for Year <u>4</u> FFY: <u>2008</u>			Work Statement for Year <u>5</u> FFY: <u>2009</u>		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>Dwelling Structures</u>					
	<u>CA044-015</u>					
	Replace roofing (Phase 2)	16 DU	\$80,804			
	<u>CA044-025</u>					
	Install new energy efficient double pane windows	72	\$28,080			
	Install new security screens on all windows	72	\$14,400			
	<u>CA044-028</u>					
	Install security screen doors	76	\$21,356			
	Install security screens on windows	452	<u>\$90,400</u>			
	Subtotal 1460		\$235,040			
	<u>Dwelling Equipment</u>					
	<u>PHA-Wide</u>					
	Replace stoves	60 ea	\$18,000			
Replace refrigerators	60 ea	<u>\$24,000</u>				
Total for Account 1465.1		\$42,000				
	Subtotal of Estimated Cost		\$277,040	Subtotal of Estimated Cost		\$0

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement for Year 1 FFY: <u>2005</u>	Work Statement for Year <u>2</u> FFY: <u>2006</u>			Work Statement for Year <u>3</u> FFY: <u>2007</u>			
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost	
	See Annual Statement	<u>Management Improvements</u>			<u>Management Improvements</u>		
-Resident Services Coordinator		LS	\$47,063	-Resident Services Coordinator	LS	\$49,416	
-Resident Services Coordinator Assistant		LS	\$13,463	-Resident Services Coordinator Assistant	LS	\$14,136	
-PHA Staff/Commissioner Training		LS	\$9,572	-PHA Staff/Commissioner Training	LS	\$10,051	
-Resident Training		LS	\$9,572	-Resident Training	LS	\$10,050	
-Develop 5 Year Agency Plan and Update Policies		LS	\$4,600	-Develop 5 Year Agency Plan and Update Policies	LS	\$4,850	
-Update Utility Allowances		LS	\$3,450	-Update Utility Allowances	LS	\$3,600	
-Resident Initiatives/Entrepreneurship Program		LS	\$20,000	-Resident Initiatives/Entrepreneurship Program	LS	\$20,000	
-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche files)		LS	<u>\$11,486</u>	-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche Files)	LS	<u>\$12,060</u>	
Total for Account 1408			\$119,205	Total for Account 1408		\$124,163	
Subtotal of Estimated Cost			\$119,205	Subtotal of Estimated Cost			\$124,163

Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
Capital Fund Program (CFP)

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

Work Statement for Year 1 FFY: <u>2004</u>	Work Statement for Year <u>4</u> FFY: <u>2008</u>			Work Statement for Year <u>5</u> FFY: <u>2009</u>		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
	Management Improvements			Management Improvements		
See Annual Statement	-Resident Services Coordinator	LS	\$51,900	-Resident Services Coordinator	LS	\$54,495
	-Resident Services Coordinator Assistant	LS	\$14,850	-Resident Services Coordinator Assistant	LS	\$15,595
	-PHA Staff/Commissioner Training	LS	\$10,500	-PHA Staff/Commissioner Training	LS	\$11,025
	-Resident Training	LS	\$10,500	-Resident Training	LS	\$10,500
	-Develop 5 Year Agency Plan and Update Policies	LS	\$5,100	-Develop 5 Year Agency Plan and Update Policies	LS	\$5,100
	-Update Utility Allowances	LS	\$3,780	-Update Utility Allowances	LS	\$3,780
	-Resident Initiatives/Entrepreneurship Program	LS	\$20,000	-Resident Initiatives/Entrepreneurship Program	LS	\$20,000
	-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche files	LS	<u>\$12,060</u>	-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche files	LS	<u>\$12,060</u>
	Total for Account 1408		\$128,690	Total for Account 1408		\$132,555
	Subtotal of Estimated Cost		\$128,690	Subtotal of Estimated Cost		\$132,555

**Annual Statement /
Performance and Evaluation Report**
Part I: Summary
Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

HA Name YOLO COUNTY HOUSING AUTHORITY		Capital Fund Program Grant Number CA30P04450104		FFY of Grant Approval 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision <input checked="" type="checkbox"/> Performance and Evaluation Report for Date Ending 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	\$234,000		\$234,000	\$125,210
3	1408 Management Improvements	\$159,612		\$159,612	\$0
4	1410 Administration	\$113,419		\$113,419	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$30,775		\$30,775	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$61,000		\$61,000	\$0
10	1460 Dwelling Structures	\$0		\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0		\$0	\$0
12	1470 Nondwelling Structures	\$480,160		\$480,160	\$480,160
13	1475 Nondwelling Equipment	\$63,000		\$63,000	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1492 Moving to Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$0		\$0	\$0
18	1498 Mod Used for Development	\$0		\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$30,014		\$30,014	\$0
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$1,171,980		\$1,171,980	\$605,370
21	Amount of line 20 Related to LBP Activities	\$0		\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0		\$0	\$0
23	Amount of line 20 Related to Security	\$0		\$0	\$0
24	Amount of line 20 Related to Energy Conservation Measures	\$0		\$0	\$0
(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.					
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

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

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<u>Operations</u>							
PHA-Wide	-Operations	1406	LS	<u>\$234,000</u>		<u>\$234,000</u>	<u>\$125,210</u>	
	Total for Account 1406			\$234,000		\$234,000	\$125,210	
	<u>Management Improvements</u>							
PHA-Wide	-Resident Services Coordinator	1408	LS	\$42,687		\$42,687	\$0	
PHA-Wide	-Resident Services Coordinator Assistant	1408	LS	\$12,211		\$12,211	\$0	
PHA-Wide	-PHA Staff/Commissioner Training	1408	LS	\$8,682		\$8,682	\$0	
PHA-Wide	-Resident Training	1408	LS	\$8,682		\$8,682	\$0	
PHA-Wide	-Develop 5 Year Agency Plan/Update Policies	1408	LS	\$4,200		\$4,200	\$0	
PHA-Wide	-Update Utility Allowances	1408	LS	\$3,150		\$3,150	\$0	
PHA-Wide	-Resident Initiatives/Entrepreneurship Program	1408	LS	\$20,000		\$20,000	\$0	
PHA-Wide	-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche Files)	1408	LS	<u>\$60,000</u>		<u>\$60,000</u>	<u>\$0</u>	
	Total for Account 1408			\$159,612		\$159,612	\$0	
	<u>Administration</u>							
PHA-Wide	-Facilities Manager (100%) Including 33 % Fringe	1410	LS	\$69,780		\$69,780	\$0	
PHA-Wide	-Executive Director (12%) Including 33% Fringe	1410	LS	\$13,879		\$13,879	\$0	
PHA-Wide	-Economic Development Manager (12%) Including Fringe	1410	LS	\$11,502		\$11,502	\$0	
PHA-Wide	-General Services Manager (12%) Including 33% Fringe	1410	LS	\$9,340		\$9,340	\$0	
PHA-Wide	-Accounting Technician (12%) Including 33% Fringe	1410	LS	\$4,439		\$4,439	\$0	
PHA-Wide	-Accounting Clerk II (12%) Including 33% Fringe	1410	LS	<u>\$4,479</u>		<u>\$4,479</u>	<u>\$0</u>	
	Total for Account 1410			\$113,419		\$113,419	\$0	
	<u>Fees and Costs</u>							
PHA-Wide	-A&E Design Fee	1430	LS	\$25,000		\$25,000	\$0	
PHA-Wide	-Capital Fund Program Update Fee	1430	LS	<u>\$5,775</u>		<u>\$5,775</u>	<u>\$0</u>	
	Total for Account 1430			\$30,775		\$30,775	\$0	

(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.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Site Improvements							
PHA-Wide	Contract for sewer jetting at all developments	1450	LS	\$36,000		\$36,000	\$0	
CA044-002	Sewer Lift System Upgrades	1450	LS	\$6,250		\$6,250	\$0	
CA044-008	Sewer Lift System Upgrades	1450	LS	\$6,250		\$6,250	\$0	
CA044-018	Sewer Lift System Upgrades	1450	LS	\$6,250		\$6,250	\$0	
CA044-025	Sewer Lift System Upgrades	1450	LS	\$6,250		\$6,250	\$0	
	Total for Account 1450			\$61,000		\$61,000	\$0	
	Non-Dwelling Structures							
PHA-Wide	Purchase Building at 147 W. Main Street for Central Office	1470	LS	\$300,000		\$300,000	\$300,000	Complete
PHA-Wide	Renovations for Central Office at 147 W. Main Street (Phase 2)	1470	LS	\$180,160		\$180,160	\$180,160	Complete
	Total for Account 1470			\$480,160		\$480,160	\$480,160	
	Non-Dwelling Equipment							
PHA-Wide	-Update and Expand Computer System	1475	LS	\$16,000		\$16,000	\$0	
PHA-Wide	-Purchase Van for Resident Services	1475	LS	\$25,000		\$25,000	\$0	
PHA-Wide	-Upgrade radios and cellphones	1475	LS	\$12,000		\$12,000	\$0	
PHA-Wide	-Purchase Maintenance Tools	1475	LS	\$10,000		\$10,000	\$0	
	Total for Account 1475			\$63,000		\$63,000	\$0	
	Contingency							
PHA-Wide	-Contingency for Construction Cost Overruns	1502	LS	\$30,014		\$30,014	\$0	
	Total for Account 1502			\$30,014		\$30,014	\$0	
	Capital Fund Program Grant Total			\$1,171,980		\$1,171,980	\$605,370	

(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.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement /
Performance and Evaluation Report**
Part III: Implementation Schedule
Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	12/31/2005			6/30/2007			
CA044-02 El Rio Villa I	12/31/2005			6/30/2007			
CA044-08 El Rio Villa II	12/31/2005			6/30/2007			
CA044-18 El Rio Villa III	12/31/2005			6/30/2007			
CA044-25 El Rio Villa IV	12/31/2005			6/30/2007			

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement /
Performance and Evaluation Report**
Part I: Summary
Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

HA Name		Capital Fund Program Grant Number	FFY of Grant Approval			
YOLO COUNTY HOUSING AUTHORITY		CA30P04450203	2003			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision <input checked="" type="checkbox"/> Performance and Evaluation Report for Date Ending 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)		
		Original	Revised (1)	Obligated	Expended	
1	Total Non-CGP Funds					
2	1406 Operations (May not exceed 20% of line 20)	\$38,951	\$38,951	\$38,951	\$0	
3	1408 Management Improvements	\$0	\$0	\$0	\$0	
4	1410 Administration	\$0	\$0	\$0	\$0	
5	1411 Audit	\$0	\$0	\$0	\$0	
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0	
7	1430 Fees and Costs	\$0	\$0	\$0	\$0	
8	1440 Site Acquisition	\$10,000	\$0	\$0	\$0	
9	1450 Site Improvement	\$0	\$0	\$0	\$0	
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0	
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0	
12	1470 Nondwelling Structures	\$139,965	\$149,965	\$149,965	\$0	
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0	
14	1485 Demolition	\$0	\$0	\$0	\$0	
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0	
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0	
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0	
18	1498 Mod Used for Development	\$0	\$0	\$0	\$0	
19	1502 Contingency (may not exceed 8% of line 20)	\$5,841	\$5,841	\$5,841	\$0	
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$194,757	\$194,757	\$194,757	\$0	
21	Amount of line 20 Related to LBP Activities	\$0		\$0	\$0	
22	Amount of line 20 Related to Section 504 Compliance	\$0		\$0	\$0	
23	Amount of line 20 Related to Security	\$0		\$0	\$0	
24	Amount of line 20 Related to Energy Conservation Measures	\$0		\$0	\$0	
(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.						
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	<u>Operations</u>							
PHA-Wide	-Operations	1406	LS	\$38,951	\$38,951	\$38,951	\$0	
	Total for Account 1406			\$38,951	\$38,951	\$38,951	\$0	
	<u>Site Acquisition</u>							
PHA-Wide	-Purchase/renovate building for central office	1440	LS	\$10,000	\$0	\$0	\$0	
	Subtotal 1440			\$10,000	\$0	\$0	\$0	
	<u>Non-Dwelling Structures</u>							
PHA-Wide	Convert existing maintenance shop to be used as a community center (Phase 1)	1470	LS	\$139,965	\$149,965	\$149,965	\$0	
	Total for Account 1470			\$139,965	\$149,965	\$149,965	\$0	
	<u>Contingency</u>							
PHA-Wide	-Contingency for Construction Cost Overruns	1502	LS	\$5,841	\$5,841	\$5,841	\$0	
	Total for Account 1502			\$5,841	\$5,841	\$5,841	\$0	
	Capital Fund Program Grant Total			\$194,757	\$194,757	\$194,757	\$0	

(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.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	

(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.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement /
Performance and Evaluation Report**
Part III: Implementation Schedule
Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	2/13/2006			2/13/2008			

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

**Annual Statement /
Performance and Evaluation Report**
Part I: Summary
Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

HA Name		Capital Fund Program Grant Number	FFY of Grant Approval		
YOLO COUNTY HOUSING AUTHORITY		CA30P04450103	2003		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision I <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	\$195,446		\$195,446	\$100,737
3	1408 Management Improvements	\$105,746		\$105,746	\$14,693
4	1410 Administration	\$97,723		\$97,723	\$30,091
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$107,915		\$107,915	\$80,600
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$0		\$0	\$0
10	1460 Dwelling Structures	\$0		\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0		\$0	\$0
12	1470 Nondwelling Structures	\$407,393		\$417,000	\$0
13	1475 Nondwelling Equipment	\$63,000		\$33,000	\$2,841
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1492 Moving to Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$0		\$0	\$0
18	1498 Mod Used for Development	\$0		\$0	\$0
19	1502 Contingency (may not exceed 8% of line 20)	\$0		\$0	\$0
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$977,223		\$956,830	\$228,962
21	Amount of line 20 Related to LBP Activities	\$0			
22	Amount of line 20 Related to Section 504 Compliance	\$0			
23	Amount of line 20 Related to Security	\$0			
24	Amount of line 20 Related to Energy Conservation Measures	\$0			
(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.					
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

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

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Operations							
PHA-Wide	-Operations	1406	20%	\$195,446		\$195,446	\$100,737	
	Total for Account 1406			\$195,446		\$195,446	\$100,737	
	Management Improvements							
PHA-Wide	-Resident Services Coordinator	1408	LS	\$40,655		\$40,655	\$9,685	
PHA-Wide	-Resident Services Coordinator Assistant	1408	LS	\$11,630		\$11,630	\$5,008	
PHA-Wide	-PHA Staff/Commissioner Training	1408	LS	\$8,269		\$8,269	\$0	
PHA-Wide	-Resident Training	1408	LS	\$8,269		\$8,269	\$0	
PHA-Wide	-Develop 5 Year Agency Plan/Update Policies	1408	LS	\$4,000		\$4,000	\$0	
PHA-Wide	-Update Utility Allowances	1408	LS	\$3,000		\$3,000	\$0	
PHA-Wide	-Resident Initiatives/Vacancy Preparation Pilot Program	1408	LS	\$20,000		\$20,000	\$0	
PHA-Wide	-Update Computer Software and Training (which includes PHAS, Staff Training, and Microfiche Files)	1408	LS	\$9,923		\$9,923	\$0	
	Total for Account 1408			\$105,746		\$105,746	\$14,693	
	Administration							
PHA-Wide	-Facilities Manager (100%) Including 33 % Fringe	1410	LS	\$66,908		\$66,908	\$19,985	
PHA-Wide	-Executive Director (12%) Including 33% Fringe	1410	LS	\$13,308		\$13,308	\$4,762	
PHA-Wide	-Deputy Executive Director (12%) Including Fringe	1410	LS	\$0		\$0	\$0	
PHA-Wide	-General Services Manager (12%) Including 33% Fringe	1410	LS	\$8,955		\$8,955	\$630	
PHA-Wide	-Accounting Technician (12%) Including 33% Fringe	1410	LS	\$4,257		\$4,257	\$2,151	
PHA-Wide	-Accounting Clerk II (12%) Including 33% Fringe	1410	LS	\$4,295		\$4,295	\$2,563	
	Total for Account 1410			\$97,723		\$97,723	\$30,091	
	Fees and Costs							
PHA-Wide	-A&E Design Fee	1430	LS	\$102,415		\$102,415	\$80,600	
PHA-Wide	-Capital Fund Program Update Fee	1430	LS	\$5,500		\$5,500	\$0	
	Total for Account 1430			\$107,915		\$107,915	\$80,600	
(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.				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

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

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Site Improvements							
PHA-Wide	Contract for sewer jetting at all developments	1450	LS	\$0		\$0	\$0	Deferred to later years
CA044-001	Install security lighting at rear of development	1450	4	\$0		\$0	\$0	Deferred to later years
CA044-007	Upgrade water and sewer lines	1450	LS	\$0		\$0	\$0	Deferred to later years
CA044-015	Install above ground water faucets	1450	6	\$0		\$0	\$0	Deferred to later years
CA044-025	Install security lighting	1450	10	\$0		\$0	\$0	Deferred to later years
	Total for Account 1450			\$0		\$0	\$0	
	Non-Dwelling Structures							
PHA-Wide	Renovations for Central Office at 147 W. Main Street (Phase 1)	1470	LS	\$407,393		\$417,000.00	\$0.00	
	Total for Account 1470			\$407,393		\$417,000	\$0	
	Non-Dwelling Equipment							
PHA-Wide	-Update and Expand Computer System	1475	LS	\$18,000		\$3,000.00	\$2,841.00	
PHA-Wide	-Purchase Dump Trailer for Maintenance	1475	LS	\$15,000		\$0.00	\$0.00	
	Purchase New Maintenance Truck with UT bed			\$30,000		\$30,000.00	\$0.00	
PHA-Wide	-Upgrade radios and cellphones	1475	LS	\$0		\$0.00	\$0.00	Deferred to later years
PHA-Wide	-Purchase Maintenance Tools	1475	LS	\$0		\$0.00	\$0.00	Deferred to later years
	Total for Account 1475			\$63,000		\$33,000	\$2,841	
	Contingency							
PHA-Wide	-Contingency for Construction Cost Overruns	1502	3%	\$0		\$0.00	\$0.00	
	Total for Account 1502			\$0		\$0	\$0	
	Capital Fund Program Grant Total			\$977,223		\$956,830.00	\$228,962.00	
(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.				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program (CFP)**

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

OMB Approval No. 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	12/31/2004			6/30/2006			
CA044-01 Yolano Village	12/31/2004			6/30/2006			
CA044-07 Donnelly Circle	12/31/2004			6/30/2006			
CA044-15 Riverbend Senior Manor 1	12/31/2004			6/30/2006			
CA044-25 El Rio Villa 4	12/31/2004			6/30/2006			

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

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

PROJECT	DOFA	UNITS	Vacant Units	% Vacancy	COST/ UNIT	COST
Project CA 44-001, Yolano Village	Dec-51	60	0	0.00%	\$22,396	\$1,343,766
Project CA 44-002, El Rio Villa I	Dec-51	30	0	0.00%	\$41,088	\$1,232,634
Project CA 44-003, Riverfork Homes	Dec-53	50	1	2.00%	\$96,919	\$4,845,926
Project CA 44-004, Vista Montecito	Sep-53	16	1	6.25%	\$33,248	\$531,972
Project CA 44-005, Ridgecut Homes	Sep-53	10	0	0.00%	\$32,392	\$323,923
Project CA 44-006, Yolito	Sep-53	10	0	0.00%	\$30,708	\$307,078
Project CA 44-007, Donnelly Circle	Mar-62	72	0	0.00%	\$25,615	\$1,844,271
Project CA 44-008, El Rio Villa II	Jun-62	26	0	0.00%	\$54,770	\$1,424,028
Project CA 44-009, Ferguson/Sparkman Ct	Mar-64	26	0	0.00%	\$79,067	\$2,055,739
Project CA 44-015, Riverbend Sen. Manor I	Mar-84	39	0	0.00%	\$20,006	\$780,235
Project CA 44-017, Riverbend Sen. Manor I	Jul-85	24	0	0.00%	\$25,614	\$614,736
Project CA 44-018, El Rio Villa III	May-88	50	0	0.00%	\$18,797	\$939,844
Project CA 44-025, El Rio Villa IV	Jan-92	18	0	0.00%	\$24,191	\$435,434
Total preliminary estimated hard cost for physical needs						\$16,679,586
Total preliminary estimated cost for PHA-Wide management/operations needs						\$1,699,746
Total preliminary estimated cost for PHA-Wide nondwelling structure and equipment						\$429,500
Contingency (8% of Grant Max)						\$121,501
Demolition						\$0
Mod Used for Development						\$0
Total preliminary estimated cost for PHA-Wide Administration						\$562,492
Total preliminary estimated cost for PHA-Wide Other						\$462,752
Grand Total of PHA Needs						\$19,955,578
Annual Capital Fund Program Amount						\$1,187,703
Estimated Number of Years to Complete						16.80182466

Yolo County Housing Authority Five Year Summary

	2002	2003	2004	2005	2006	5 Yr. Total
PROJECT	Year 1	Year 2	Year 3	Year 4	Year 5	2001-2005
Project CA 44-001, Yolano Village	\$0	\$195,481	\$135,585	\$0	\$566,568	\$897,600
Project CA 44-002, El Rio Villa I	\$0	\$0	\$0	\$457,630	\$0	\$457,630
Project CA 44-003, Riverfork Homes	\$0	\$0	\$0	\$0	\$0	\$0
Project CA 44-004, Vista Montecito	\$0	\$43,256	\$155,673	\$0	\$0	\$198,929
Project CA 44-005, Ridgecut Homes	\$0	\$0	\$0	\$110,595	\$0	\$110,595
Project CA 44-006, Yolito	\$0	\$0	\$0	\$0	\$0	\$0
Project CA 44-007, Donnelly Circle	\$0	\$0	\$0	\$0	\$0	\$0
Project CA 44-008, El Rio Villa II	\$0	\$0	\$0	\$0	\$0	\$0
Project CA 44-009, Ferguson/Sparkman Cts.	\$0	\$0	\$0	\$0	\$0	\$0
Project CA 44-015, Riverbend Sen. Manor I	\$180,000	\$0	\$0	\$26,220	\$0	\$206,220
Project CA 44-017, Riverbend Sen. Manor II	\$0	\$0	\$0	\$0	\$44,900	\$44,900
Project CA 44-018, El Rio Villa III	\$0	\$0	\$0	\$0	\$0	\$0
Project CA 44-025, El Rio Villa IV	\$0	\$0	\$0	\$0	\$0	\$0
Operations (1406)	\$237,541	\$239,757	\$175,621	\$240,799	\$207,476	\$1,101,194
Mgt. Improvements (1408)	\$123,495	\$113,746	\$117,681	\$121,815	\$121,815	\$598,532
PHA Wide (1475)	\$92,500	\$63,000	\$63,000	\$105,500	\$105,500	\$429,500
Admin Cost (1410)	\$102,874	\$108,019	\$113,419	\$119,090	\$119,090	\$562,492
PHA Wide (1470)	\$300,000	\$300,000	\$300,000	\$0	\$0	\$900,000
A & E Fees (1430)	\$117,091	\$117,000	\$120,000	\$37,107	\$37,107	\$428,305
Capital Fund Program Update (1430)	\$6,300	\$6,615	\$6,946	\$7,293	\$7,293	\$34,457
Contingency	\$27,902	\$39,175	\$38,124	\$0	\$16,300	\$121,501
Totals	\$1,187,703	\$1,226,049	\$1,226,049	\$1,226,049	\$1,226,049	\$6,091,880
CFP Grant	\$1,187,703	\$1,226,049	\$1,226,049	\$1,226,049	\$1,226,049	\$6,091,880

Yolo County Housing Authority Five Year Summary

CFP Administration (1410)

Description	Base Salary	Fringes	Totals	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY 2006
Technical Services								
Facilities Manager (100%)	\$45,298	\$0	\$45,298	\$63,292	\$66,457	\$69,780	\$73,269	\$77,000
Executive Director (12%)	\$11,418	\$0	\$11,418	\$12,588	\$13,218	\$13,879	\$14,573	\$15,300
Deputy Executive Director (12%)	\$9,463	\$0	\$9,463	\$10,433	\$10,955	\$11,502	\$12,077	\$12,675
General Services Manager (12%)	\$7,684	\$0	\$7,684	\$8,472	\$8,895	\$9,340	\$9,807	\$10,290
Accounting Technician (12%)	\$3,652	\$0	\$3,652	\$4,026	\$4,228	\$4,439	\$4,661	\$4,890
Accounting Clerk II (12%)	\$3,685	\$0	\$3,685	\$4,063	\$4,266	\$4,479	\$4,703	\$4,935
All Fringes Included	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals			\$81,200	\$102,874	\$108,019	\$113,419	\$119,090	\$125,000
Capital Fund Program Update Fees								
				\$6,300	\$6,615	\$6,946	\$7,293	\$7,650

Yolo County Housing Authority Five Year Summary 1406, 1408, 1470 & 1475

Priority	Description	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FFY
Account 1406						
1	Operations	<u>\$237,541</u>	<u>\$239,757</u>	<u>\$175,621</u>	<u>\$240,799</u>	\$
	Sub-Total for Account 1406	\$237,541	\$239,757	\$175,621	\$240,799	\$
Account 1408						
1	Resident Services Coordinator	\$38,719	\$40,655	\$42,687	\$44,822	
1	Resident Services Coordinator Assistant	\$11,076	\$11,630	\$12,211	\$12,822	
5	Update energy audit	\$8,500	\$0	\$0	\$0	
1	PHA staff/commissioner training	\$7,875	\$8,269	\$8,682	\$9,116	
1	Resident training	\$7,875	\$8,269	\$8,682	\$9,116	
2	Develop 5 Year Agency Plan and update all procedures and policies manuals as required annually	\$10,000	\$10,000	\$10,000	\$10,000	
3	Update utility allowances	\$5,000	\$5,000	\$5,000	\$5,000	
3	Physical Needs Assessment Update	\$5,000	\$0	\$0	\$0	
3	Resident Initiatives/Vacancy Preparation Pilot Program	\$20,000	\$20,000	\$20,000	\$20,000	
4	Update computer software and training (which includes PHAS,staff training, and microfiche files)	<u>\$9,450</u>	<u>\$9,923</u>	<u>\$10,419</u>	<u>\$10,939</u>	
	Sub-Total for Account 1408	\$123,495	\$113,746	\$117,681	\$121,815	\$
Account 1470						
1	Purchase/Renovate Building for Central Office	<u>\$300,000</u>	<u>\$300,000</u>	<u>\$300,000</u>	<u>\$0</u>	
	Sub-Total for Account 1470	\$300,000	\$300,000	\$300,000	\$0	
Account 1475						
3	Update and expand computer system	\$30,000	\$30,000	\$30,000	\$30,000	
1	Purchase maintenance trucks with utility beds	\$30,000	\$30,000	\$30,000	\$30,000	
2	Purchase dump trailer for maintenance	\$0	\$0	\$0	\$12,000	
	Purchase maintenance truck	\$30,000	\$0	\$0	\$0	
2	Purchase maintenance equipment(includes maintenance tools)	\$0	\$0	\$0	\$0	
1	Purchase maintenance tool	\$2,500	\$3,000	\$3,000	\$3,500	
1	Purchase resident services van	\$0	\$0	\$0	\$30,000	
	Sub-Total for Account 1475	\$92,500	\$63,000	\$63,000	\$105,500	\$
	Total for All Accounts	\$753,536	\$716,503	\$656,302	\$468,114	\$

Physical Needs Assessment
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[] Original	
		[X] Revision No. <u>1</u>	
Development Number CA 44-001		Development Name YOLANO VILLAGE	
		DOFA Date 12/31/1951	
		or Construction Date	
Development Type:		Occupancy Type:	
Rental [X]	Family [X]	Structure Type:	Number of Buildings
Turnkey III Vacant []	Elderly []	Detached/Semi-Detach [X]	20
Turnkey III - Occupied []	Mixed []	Row [X]	Current Bedroom Distribution
Mutual Help []		Walk-Up []	0 1 8 2 28
Section 23, Bond Financed []		Elevator []	3 20 4 4 5
		5+	Total Current Units
			60

General Description of Needed Physical Improvements	Estimated Costs	Urgency of Need (1-5)
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1450 Site Improvement		
Replace sewer/water lines	\$57,900	1
Remove old fencing	\$2,355	5
Install new 6' fencing	\$15,750	5
Install Landscape irrigation at common areas	\$18,120	5
Install Landscape irrigation at tenant areas	\$69,360	5
Trim overhanging trees	\$15,000	2
Install playground equipment	\$28,605	5
Unit allocation for shrubbery and reseeding	\$30,000	5
1460 Dwelling Structure		
Replace interior door, solid core	\$44,100	3
Repair interior walls and treat for mildew	\$31,042	3
Repair interior ceilings and treat for mildew	\$18,615	3
Install expansion joint in stucco at sill plate/stucco repair	\$20,000	2
Paint Stucco with elastomeric paint	\$47,880	2
Paint wood siding	\$3,420	3
Tear out underlayment, replace with 5/8" plywood and retile with resilient tile	\$96,019	3
Splash guards 24" x 48"	\$3,420	3
Replace existing counter tops with backsplash	\$9,400	3
Replace existing base kitchen cabinets, wood	\$47,000	3
Replace existing wall kitchen cabinets, wood	\$63,800	3
Replace stainless steel kitchen sink and mixer valves	\$37,920	3
Install range hood	\$9,000	3
Modernize bathrooms:	\$162,210	2
Upgrade electrical to 100 amp service	\$150,000	5
Install security screen in windows	\$125,100	3
Install 100 S/F patios and sun screens back of each unit	\$117,000	5
Install Address-O-Light numbering system	\$6,000	3
Frame and install 6' 8" doors in all closets	\$75,000	3
Replace hot water heaters	\$18,000	3
1465 Dwelling Equipment		
Replace stoves	\$9,750	3
Replace refrigerators	\$12,000	3
1470 Non-dwelling Structure		
Renovation /expansion of central office	\$0	5
Construct 40' X 80' maintenance facility	\$0	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$	\$1,343,766
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Per Unit Hard Cost	\$	\$22,396
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Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes [X]	No []
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Development Has Long-Term Physical and Social Viability	Yes [X]	No []
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Date Assessment Prepared	Revised 6/3/99
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Source(s) of information:	Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.
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Yolo County Housing Authority Need Summary

Project CA 44-001, Yolano Village

60 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004
1450 Site Improvement								
1	Replace sewer/water lines	1	LS	\$57,900.00	\$57,900	\$0	\$0	\$0
5	Remove old fencing	1500	LF	\$1.57	\$2,355	\$0	\$0	\$2,355
5	Install new 6' fencing	1500	LF	\$10.50	\$15,750	\$0	\$0	\$15,750
5	Install Landscape irrigation at common areas	30200	SF	\$0.60	\$18,120	\$0	\$0	\$18,120
5	Install Landscape irrigation at tenant areas	115600	SF	\$0.60	\$69,360	\$0	\$0	\$69,360
2	Trim overhanging trees	1	L/S	\$15,000.00	\$15,000	\$0	\$0	\$0
5	Install playground equipment	1	L/S	\$28,605.00	\$28,605	\$0	\$0	\$0
5	Unit allocation for shrubbery and reseeding	60	EA	\$500.00	\$30,000	\$0	\$0	\$30,000
Sub-Total 1450 : Other					\$237,090	\$0	\$0	\$135,585
Total Account 1450					\$237,090	\$0	\$0	\$135,585
1460 Dwelling Structure								
3	Replace interior door, solid core	210	EA	\$210.00	\$44,100	\$0	\$0	\$0
3	Repair interior walls and treat for mildew	91300	SF	\$0.34	\$31,042	\$0	\$0	\$0
3	Repair interior ceilings and treat for mildew	36500	SF	\$0.51	\$18,615	\$0	\$0	\$0
2	Install expansion joint in stucco at sill plate/stucco repair	5000	LF	\$4.00	\$20,000	\$0	\$0	\$0
2	Paint Stucco with elastomeric paint	53200	SF	\$0.90	\$47,880	\$0	\$0	\$0
3	Paint wood siding	3800	SF	\$0.90	\$3,420	\$0	\$0	\$0
3	Tear out underlayment, replace with 5/8" plywood and retile with resilient tile	24940	SF	\$3.85	\$96,019	\$0	\$0	\$0
3	Splash guards 24" x 48"	60	EA	\$57.00	\$3,420	\$0	\$0	\$0
3	Replace existing counter tops with backsplash	376	LF	\$25.00	\$9,400	\$0	\$0	\$0
3	Replace existing base kitchen cabinets, wood	376	LF	\$125.00	\$47,000	\$0	\$0	\$0
3	Replace existing wall kitchen cabinets, wood	580	LF	\$110.00	\$63,800	\$0	\$0	\$0
3	Replace stainless steel kitchen sink and mixer valves	60	EA	\$632.00	\$37,920	\$0	\$0	\$0
3	Install range hood	60	EA	\$150.00	\$9,000	\$0	\$0	\$0
2	Modernize bathrooms: <i>Light fixtures</i> <i>Install ground fault outlet</i> <i>Replace sink</i> <i>Replace bathroom accessories</i> <i>Replace commode</i> <i>Replace tub/shower</i> <i>Replace and lower medicine cabinet</i> <i>Replace floor</i> <i>Paint walls, ceiling and door</i>	60	EA	\$2,703.50	\$162,210	\$0	\$0	\$0
5	Upgrade electrical to 100 amp service	60	EA	\$2,500.00	\$150,000	\$0	\$78,481	\$0
3	Install security screen in windows	556	EA	\$225.00	\$125,100	\$0	\$0	\$0
5	Install 100 S/F patios and sun screens back of each unit	60	EA	\$1,950.00	\$117,000	\$0	\$117,000	\$0
3	Install Address-O-Light numbering system	60	EA	\$100.00	\$6,000	\$0	\$0	\$0
3	Frame and install 6' 8" doors in all closets	60	EA	\$1,250.00	\$75,000	\$0	\$0	\$0
3	Replace hot water heaters	60	EA	\$300.00	\$18,000	\$0	\$0	\$0
Sub-Total 1460 :Other					\$1,084,926	\$0	\$195,481	\$0
Total Account 1460					\$1,084,926	\$0	\$195,481	\$0
1465 Dwelling Equipment								
3	Replace stoves	30	EA	\$325.00	\$9,750	\$0	\$0	\$0
3	Replace refrigerators	30	EA	\$400.00	\$12,000	\$0	\$0	\$0
Sub-Total 1465					\$21,750	\$0	\$0	\$0
Total Project CA 44-001, Yolano Village					\$1,343,766	\$0	\$195,481	\$135,585
A and E Fees						\$117,091	\$117,000	\$120,000

Physical Needs Assessment
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY	<input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision No. <u>1</u>
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Development Number CA 44-002	Development Name EL RIO VILLA I	DOFA Date or Construction Date 12/31/1951
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Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detach <input checked="" type="checkbox"/>	15	0
Turnkey III Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution	0.00%
Turnkey III - Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 _____ 1 _____ 4 _____ 2 _____ 14 _____	Total Current Units
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 _____ 10 _____ 4 _____ 2 _____ 5 _____	
Section 23, Bond Financed <input type="checkbox"/>			5+	30

General Description of Needed Physical Improvements

General Description of Needed Physical Improvements	Estimated Costs	Urgency of Need (1-5)
1450 Site Improvement		
Trim trees	\$6,000	3
Replace sewer line	\$17,129	3
Remove 6' high fence	\$1,735	5
Install new 6' high fences/security gate access	\$60,000	5
Landscape irrigation at tenant areas	\$53,100	5
Locate and bring existing sanitary clean out to grade	\$7,500	3
Replace water service shut offs at units	\$9,000	3
Rehab existing well	\$25,000	5
Install new well and connect with existing system	\$75,000	5
Install soccer field and softball field on rear open lot	\$275,000	5
Install new playground equipment	\$5,000	5
Resurface existing access street	\$11,722	5
Install 200 L/F of storm drain and 2 drop inlets	\$1,610	5
Install 200 L/F of side walks	\$5,600	5
Unit allocation for shrubby and reseeding	\$15,000	5
1460 Dwelling Structure		
Repair woodwork, stucco, waterproof and treat for mildew	\$22,725	1
Replace interior door, hollow core, birch	\$21,442	4
Install new 1/8" tile over existing	\$49,916	5
Repair interior walls and treat for mildew	\$18,972	4
Repair interior ceilings and treat for mildew	\$11,383	4
Splash guards (24"x48")	\$1,710	4
Replace existing counter tops with backsplash	\$5,500	4
Replace existing base kitchen cabinets, wood	\$27,500	3
Replace existing wall kitchen cabinets, wood	\$35,200	3
Replace stainless steel kitchen sink and mixer valves	\$18,960	4
Replace p-trap under sink	\$2,250	4
Install range hood	\$4,500	4
Blown in insulation at stucco walls	\$25,270	5
Patch holes in drywall from insulation	\$9,300	5
Install R-30 batt insulation in attic	\$22,155	1
Install expansion joint in stucco at sill plate/stucco repair	\$8,000	1
Install GFI at bath kitchen	\$1,800	1
Paint stucco walls with elasomeric paint	\$11,916	1
Paint wood siding	\$9,999	1
Modernize bathrooms	\$81,105	4
Remove old and install new 40 gallon natural gas water heater	\$6,450	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	\$
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Per Unit Hard Cost	\$
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Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Development Has Long-Term Physical and Social Viability	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Date Assessment Prepared	Revised 5/22/98
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Source(s) of Information: Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.

Physical Needs Assessment
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[] Original [X] Revision No. <u>1</u>	
Development Number CA 44-002		Development Name EL RIO VILLA I	
		DOFA Date 12/31/1951 or Construction Date	
Development Type:		Structure Type:	
Rental [X]	Occupancy Type: Family [X]	Detached/Semi-Detach [X]	Number of Buildings 15
Turnkey III Vacant []	Elderly []	Row []	Current Bedroom Distribution
Turnkey III - Occupied []	Mixed []	Walk-Up []	0 _____ 1 _____ 4 _____ 2 _____ 14 _____
Mutual Help []		Elevator []	3 _____ 10 _____ 4 _____ 2 _____ 5 _____
Section 23, Bond Financed []			5+ _____
		Number of Vacant Units 0	
		Total Current Units 30	
		0.00%	
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
<u>1460 Dwelling Structure : Other</u> <u>(continued)</u>			
Install address-o-light numbering system		\$4,800	1
Replace roofs and install continuous roof vents		\$27,810	3
Install security window screens		\$36,900	4
Install gables over storage room and install 2 new doors frames, hardware		\$108,000	3
Install gable porches over front entrance doors		\$48,000	4
Install 100 S/F patios at rear of each unit/sun screens		\$21,000	5
Replace light fixtures		\$10,800	5
<u>1465.1 Dwelling Equipment</u>			
Replace Stove		\$4,875	5
Replace refrigerator		\$6,000	5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	\$1,232,634
Per Unit Hard Cost		\$	\$41,088
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes [X]	No []
Development Has Long-Term Physical and Social Viability		Yes [X]	No []
Date Assessment Prepared		Revised 5/22/98	
Source(s) of Information:		Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.	

Yolo County Housing Authority Need Summary

Project CA 44-002, El Rio Villa I

30 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FI
1450 Site Improvement										
3	Trim trees	1	LS	\$6,000	\$6,000	\$0	\$0	\$0	\$0	
3	Replace sewer line	1725	LF	\$10	\$17,129	\$0	\$0	\$0	\$0	
5	Remove 6' high fence	1105	LF	\$2	\$1,735	\$0	\$0	\$0	\$1,735	
5	Install new 6' high fences/security gate access	1	L/S	\$60,000	\$60,000	\$0	\$0	\$0	\$60,000	
5	Landscape irrigation at tenant areas	88500	SF	\$1	\$53,100	\$0	\$0	\$0	\$53,100	
3	Locate and bring existing sanitary clean out to grade	30	EA	\$250	\$7,500	\$0	\$0	\$0	\$0	
3	Replace water service shut offs at units	30	EA	\$300	\$9,000	\$0	\$0	\$0	\$0	
5	Rehab existing well	1	L/S	\$25,000	\$25,000	\$0	\$0	\$0	\$25,000	
5	Install new well and connect with existing system	1	L/S	\$75,000	\$75,000	\$0	\$0	\$0	\$75,000	
5	Install soccer field and softball field on rear open lot	1	L/S	\$275,000	\$275,000	\$0	\$0	\$0	\$203,863	
5	Install new playground equipment	1	L/S	\$5,000	\$5,000	\$0	\$0	\$0	\$5,000	
5	Resurface existing access street	1760	S/Y	\$7	\$11,722	\$0	\$0	\$0	\$11,722	
5	Install 200 L/F of storm drain and 2 drop inlets	200	L/F	\$8	\$1,610	\$0	\$0	\$0	\$1,610	
5	Install 200 L/F of side walks	800	S/F	\$7	\$5,600	\$0	\$0	\$0	\$5,600	
5	Unit allocation for shrubby and reseeding	30	EA	\$500	\$15,000	\$0	\$0	\$0	\$15,000	
Sub-Total 1450 : Other					\$568,396	\$0	\$0	\$0	\$457,630	
Sub-Total 1450					\$568,396	\$0	\$0	\$0	\$457,630	
1460 Dwelling Structure										
1	Repair woodwork, stucco, waterproof and treat for mildew	50500	SF	\$0	\$22,725	\$0	\$0	\$0	\$0	
4	Replace interior door, hollow core, birch	142	EA	\$151	\$21,442	\$0	\$0	\$0	\$0	
5	Install new 1/8" tile over existing	24114	SF	\$2	\$49,916	\$0	\$0	\$0	\$0	
4	Repair interior walls and treat for mildew	55800	SF	\$0	\$18,972	\$0	\$0	\$0	\$0	
4	Repair interior ceilings and treat for mildew	22320	SF	\$1	\$11,383	\$0	\$0	\$0	\$0	
4	Splash guards (24"x48")	30	EA	\$57	\$1,710	\$0	\$0	\$0	\$0	
4	Replace existing counter tops with backsplash	220	LF	\$25	\$5,500	\$0	\$0	\$0	\$0	
3	Replace existing base kitchen cabinets, wood	220	LF	\$125	\$27,500	\$0	\$0	\$0	\$0	
3	Replace existing wall kitchen cabinets, wood	320	LF	\$110	\$35,200	\$0	\$0	\$0	\$0	
4	Replace stainless steel kitchen sink and mixer valves	30	EA	\$632	\$18,960	\$0	\$0	\$0	\$0	
4	Replace p-trap under sink	30	EA	\$75	\$2,250	\$0	\$0	\$0	\$0	
4	Install range hood	30	EA	\$150	\$4,500	\$0	\$0	\$0	\$0	
5	Blown in insulation at stucco walls	13300	SF	\$2	\$25,270	\$0	\$0	\$0	\$0	
5	Patch holes in drywall from insulation	3100	SF	\$3	\$9,300	\$0	\$0	\$0	\$0	
1	Install R-30 batt insulation in attic	21100	SF	\$1	\$22,155	\$0	\$0	\$0	\$0	
1	Install expansion joint in stucco at sill plate/stucco repair	2000	LF	\$4	\$8,000	\$0	\$0	\$0	\$0	
1	Install GFI at bath kitchen	60	EA	\$30	\$1,800	\$0	\$0	\$0	\$0	
1	Paint stucco walls with elasomeric paint	13240	SF	\$1	\$11,916	\$0	\$0	\$0	\$0	
1	Paint wood siding	11110	SF	\$1	\$9,999	\$0	\$0	\$0	\$0	

Yolo County Housing Authority Need Summary

Project CA 44-002, El Rio Villa I

30 Units

Priority	Description	Quantity	Units	Unit Price	Total	FFY 2002	FFY 2003	FFY 2004	FFY 2005	FI
4	Modernize bathrooms <i>-Light fixtures</i> <i>-Install ground fault outlet</i> <i>-Replace sink</i> <i>-Replace bathroom accessories</i> <i>-Replace commode</i> <i>-Replace tub/shower</i> <i>-Replace and lower medicine cabinet</i> <i>-Replace floor</i> <i>-Paint walls, ceiling and door</i>	30	EA	\$2,704	\$81,105	\$0	\$0	\$0	\$0	
4	Remove old and install new 40 gallon natural gas water heater <i>-Install ground fault outlet</i> <i>-Replace sink</i> <i>-Replace bathroom accessories</i> <i>-Replace commode</i> <i>-Replace and lower medicine cabinet</i>	15	EA	\$430	\$6,450	\$0	\$0	\$0	\$0	
1	Install address-o-light numbering system	48	EA	\$100	\$4,800	\$0	\$0	\$0	\$0	
3	Replace roofs and install continuous roof vents	270	SQ	\$103	\$27,810	\$0	\$0	\$0	\$0	
4	Install security window screens	164	EA	\$225	\$36,900	\$0	\$0	\$0	\$0	
3	Install gables over storage room and install 2 new doors frames, hardware	30	EA	\$3,600	\$108,000	\$0	\$0	\$0	\$0	
4	Install gable porches over front entrance doors	30	EA	\$1,600	\$48,000	\$0	\$0	\$0	\$0	
5	Install 100 S/F patios at rear of each unit/sun	3000	S/F	\$7	\$21,000	\$0	\$0	\$0	\$0	
5	Replace light fixtures	30	Units	\$360	<u>\$10,800</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
	Sub-Total 1460 :Other				\$653,363	\$0	\$0	\$0	\$0	
	Total Account 1460				\$653,363	\$0	\$0	\$0	\$0	
	1465.1 Dwelling Equipment									
5	Replace Stove	15	EA	\$325	\$4,875	\$0	\$0	\$0	\$0	
5	Replace refrigerator	15	EA	\$400	<u>\$6,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
	Sub-Total 1465.1				\$10,875	\$0	\$0	\$0	\$0	
	Total Project CA 44-002, El Rio Villa I				\$1,232,634	\$0	\$0	\$0	\$457,630	

Physical Needs Assessment
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[x] Original [] Revision No.	
Development Number CA 44-003		Development Name RIVERFORK HOMES	
		DOFA Date 12/30/1953	
		or Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings
Rental [X]	Family [X]	Detached/Semi-Detach [X]	25
Turnkey III Vacant []	Elderly []	Row []	Current Bedroom Distribution
Turnkey III - Occupied []	Mixed []	Walk-Up []	0 _____ 1 _____ 8 _____ 2 _____ 18 _____
Mutual Help []		Elevator []	3 _____ 22 _____ 4 _____ 2 _____ 5 _____
Section 23, Bond Financ []			5+
		Number of Vacant Units 1	
		Total Current Units 50	
		2%	
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
1450 Site Improvement			
Exterior Plumbing/Water/Sewer		\$335,588	5
Tele/Communications Upgrade		\$12,500	5
Sidewalk Replacement/Repair		\$276,155	5
Security Fencing		\$29,913	5
Security Lighting		\$57,600	5
Landscaping/Grading/Irrigation		\$525,000	5
Replacement Main Water/Sewer		\$166,917	5
Street Asphalt Overlay		\$286,380	5
Additional Off Street Parking		\$45,000	5
Unit allocation for shrubby and reseeding		\$25,000	5
Install playground equipment		\$5,000	5
Trim trees overhanging units		\$15,000	5
1460 Dwelling Structure : 504			
504/ADA Compliance		\$40,800	5
1460 Dwelling Structure : Other			
Interior Walls (50 Units)		\$253,612	5
Ceilings (50 Units)		\$110,354	5
Floor Covering		\$204,360	5
Living Room Windows		\$60,000	5
Kitchen Windows		\$24,000	5
Bathroom Windows		\$20,000	5
Bedroom Windows		\$63,720	5
Bedroom Closet Doors/Shelves		\$49,088	5
Interior Doors		\$50,140	5
Electrical Upgrade		\$245,260	5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	
Per Unit Hard Cost		\$	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes [X]	No []
Development Has Long-Term Physical and Social Viability		Yes [X]	No []
Date Assessment Prepared			
Source(s) of Information:		Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.	

Physical Needs Assessment
Capital Fund Program

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name YOLO COUNTY HOUSING AUTHORITY		[x] Original [] Revision No.	
Development Number CA 44-003		Development Name RIVERFORK HOMES	
		DOFA Date 12/30/1953	
		or Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings
Rental [X]	Family [X]	Detached/Semi-Detach [X]	25
Turnkey III Vacant []	Elderly []	Row []	Current Bedroom Distribution
Turnkey III - Occupied []	Mixed []	Walk-Up []	0 _____ 1 _____ 8 _____ 2 _____ 18 _____
Mutual Help []		Elevator []	3 _____ 22 _____ 4 _____ 2 _____ 5 _____
Section 23, Bond Financi []			5+
		Number of Vacant Units 1	
		Total Current Units 50	
		2%	
General Description of Needed Physical Improvements		Estimated Costs	Urgency of Need (1-5)
1460 Dwelling Structure : Other (continued)			
Kitchen Cabinets/Countertops		\$119,260	5
Pantry Cabinets		\$16,320	5
Kitchen Plumbing/Sinks		\$80,100	5
Blow 8" of insulation into attics		\$13,184	5
Water Heater/Plumbing		\$37,500	5
Bathroom Fixtures/Plumbing		\$66,220	5
Bathroom Cabinets/Racks		\$9,000	5
Install HVAC/Wall Furnaces		\$301,518	5
Exterior Wall Repairs		\$276,537	5
Gutter Downspouts		\$13,800	5
Re-roof/Asbestos Abatement/Structural Repairs		\$643,200	5
Install 100 SF patios and sun screens behind each unit		\$97,500	5
Install security screens on all windows		\$77,400	5
Abate window sills in each unit		\$25,000	5
1465.1 Dwelling Equipment			
Replace Range		\$34,050	5
Replace Refrigerator		\$17,500	5
1470 Non-dwelling Structures			
504			
Demolish and construct new community bldg, 504 accessible		\$116,450	5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements		\$	\$4,845,926
Per Unit Hard Cost		\$	\$96,919
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost		Yes [X]	No []
Development Has Long-Term Physical and Social Viability		Yes [X]	No []
Date Assessment Prepared		Revised 5/22/98	
Source(s) of Information: Physical Needs Assessment prepared by National Facility Consultants, Inc., PHA staff and resident input, and PHMAP Indicators.			