

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Yolo County Housing PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2011 PHA Code: CA044					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 431 Number of HCV units: 1,487					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. Note: See Attachment ca044a01 for information regarding Section 5.0 through 10.0.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: See page 3 of Attachment ca044a01.					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See page 3 of Attachment ca044a01.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. See pages 5 - 18 of Attachment ca044a01.					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> See page 19 of Attachment ca044a01.					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See page 20 of Attachment ca044a01.					
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See page 20 of Attachment ca044a01.					
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See page 20 of Attachment ca044a01.					

8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>See page 20 of Attachment ca044a01.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See page 21 of Attachment ca044a01.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See page 22 of Attachment ca044a01.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>See pages 25 - 29 of Attachment ca044a01.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: **(i)** A description of the need for measures to ensure the safety of public housing residents; **(ii)** A description of any crime prevention activities conducted or to be conducted by the PHA; and **(iii)** A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development.

1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) Demolition and/or Disposition.

With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) Conversion of Public Housing.

With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

(d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 **Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 **Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:
<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

YOLO COUNTY HOUSING

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

SECTION 5.0 THROUGH 10.0

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5.0 Five-Year Plan

5.1 Mission Statement

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

5.2 Goals and Objectives

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

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

6.0 PHA Plan Update

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

Yolo County Housing has revised the following elements:

Goals and Objectives

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

Financial Resources

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

Resident Services

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

Fiscal Year Audit

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

Capital Improvements

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

Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Housing – Admissions and Continued Occupancy Policy (ACOP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Housing Choice Voucher Program – Administrative Plan

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

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

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

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

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

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

HUD requires YCH to deny assistance in the following cases:

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Financial Resources

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

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

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

3. Rent Determination

Public Housing

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

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

30% of the family's monthly adjusted income

10% of the family's monthly gross income

The flat rent

Housing Choice Voucher

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

30% of the family's monthly adjusted income

10% of the family's monthly gross income

4. Operation and Management

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

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

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

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

5. Grievance Procedures

Public Housing

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

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

Housing Choice Voucher

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

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

6. Designated Housing for Elderly and Disabled Families

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

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

7. Community Service and Self-Sufficiency

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

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

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

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

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

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

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

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

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

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

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

8. Safety and Crime Prevention

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

9. Pets

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

10. Civil Rights

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

11. Fiscal Audit

The Fiscal Audit for the Year ended June 30, 2009 is attached to the Agency Plan as attachment ca044f01. The Fiscal Audit for the Year ended June 30, 2010 is in the process of being completed.

12. Asset Management

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

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

13. Violence Against Women Act

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

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development

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

(b) Demolition and/or Disposition

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

(c) Conversion of Public Housing

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

(d) Homeownership

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

(e) Project-Based Vouchers

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

8.0 Capital Improvements

8.1 Capital Fund Annual Statement/Performance and Evaluation Report

See attachments:

ca044b01 – FY2011 CFP Annual Statement

ca044d01 – FY2010 CFP Performance and Evaluation Report

ca044e01 – FY2009 CFP Performance and Evaluation Report

8.2 Capital Fund Program Five-Year Plan

See attachment:

ca044c01 – FY2011-2015 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

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

9.0 Housing Needs

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

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

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

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

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

9.1 Strategy for Addressing Housing Needs

Strategies

Need: Shortage of affordable housing for all eligible populations

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

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

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

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

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

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

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

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

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

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Maintain housing that is designated for elderly occupants.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

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

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

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

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

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel Voucher tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

Reasons for Selecting Strategies

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

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

documented and presented to the Board of Commissioners in December.

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

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

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

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

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

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

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

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

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

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

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviation from the 5-year Plan:

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

Significant Amendment or Modification to the Annual Plan:

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

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

(c) Memorandum of Agreement

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

(d) Resident Advisory Board Comments and Public Comments

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

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

West Sacramento

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

Winters

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

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

Yolano-Donnelly

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

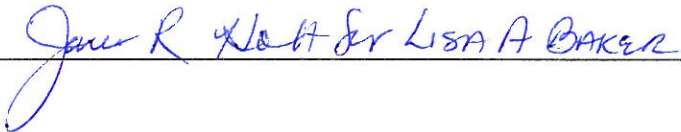
Public Comments

No public comments were received at the Public Hearing.

(e) Challenged Elements

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

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450111 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2011 FFY of Grant Approval: 2011
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$198,477.00	\$163,870.00		
3	1408 Management Improvements	\$128,614.00	\$119,588.00		
4	1410 Administration (may not exceed 10% of line 21)	\$99,238.00	\$81,935.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$45,000.00	\$45,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$72,763.00	\$12,861.00		
10	1460 Dwelling Structures	\$114,700.00	\$100,000.00		
11	1465.1 Dwelling Equipment - Nonexpendable	\$10,000.00	\$5,000.00		
12	1470 Nondwelling Structures	\$8,300.00	\$8,300.00		
13	1475 Nondwelling Equipment	\$40,000.00	\$7,500.00		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	\$275,295.00	\$275,295.00		
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$992,387.00	\$819,349.00		
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450111 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2011 FFY of Grant Approval: 2011
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 8/1/2011		Signature of Public Housing Director 	

¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30P04450111 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Operations							
PHA-Wide	Operations	1406	LS	\$198,477.00	\$163,870.00			
	Subtotal 1406			\$198,477.00	\$163,870.00			
	Management Improvements							
PHA-Wide	Resident Services Coordinator	1408	1	\$47,000.00	\$32,205.00			
PHA-Wide	Resident Services Coordinator Assistants	1408	1	\$41,000.00	\$37,386.00			
PHA-Wide	PHA Staff/Commissioner Training	1408	LS	\$10,000.00	\$10,000.00			
PHA-Wide	Resident Training	1408	LS	\$10,000.00	\$2,500.00			
PHA-Wide	Develop 5-Year Agency Plan/Update Policies	1408	LS	\$5,000.00	\$5,000.00			
PHA-Wide	Update Utility Allowances	1408	LS	\$3,500.00	\$3,500.00			
PHA-Wide	Update Computer software and training(which includes PHAS, staff training, and tendoc files)	1408	LS	\$12,114.00	\$28,997.00			
	Subtotal 1408			\$128,614.00	\$119,588.00			

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30P04450111 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Administration</u>							
PHA-Wide	Administrative costs related to the CFP	1410	LS	\$99,238.00	\$81,995.00			
	Subtotal 1410			\$99,238.00	\$81,995.00			
	<u>Fees and Costs</u>							
PHA-Wide	A&E Design Fee	1430	LS	\$25,000.00	\$25,000.00			
PHA-Wide	Capital Fund Program Update Fee	1430	LS	\$5,000.00	\$5,000.00			
PHA-Wide	Environmental Review	1430	LS	\$10,000.00	\$10,000.00			
PHA-Wide	Asbestos Survey and Report	1430	LS	\$5,000.00	\$5,000.00			
	Subtotal 1430			\$45,000.00	\$45,000.00			

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30P04450111 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Site Improvements</u>							
AMP 2	Site improvements related to ADA Compliance at CA044-04	1450	LS	\$4,700.00	\$0.00			Deferred 2012
AMP 2	Site improvements related to ADA Compliance at CA044-02,08,18, and 25 (Phase I)	1450	LS	\$45,463.00	\$9,861.00			
AMP 3	Site improvements related to ADA Compliance at CA044-28	1450	LS	\$22,600.00	\$0.00			Deferred 2012
	Subtotal 1430			\$72,763.00	\$12,861.00			
	<u>Dwelling Structures</u>							
AMP 2	Unit improvements related to ADA Compliance at CA044-04	1460	25 bldgs.	\$3,600.00	\$0.00			Deferred 2012
AMP 2	Site improvements related to ADA Compliance at CA044-02,08,18, and 25	1460	6	\$100,800.00	\$100,000.00			
AMP 3	Site improvements related to ADA Compliance at CA044-15 and 17	1460	24	\$9,100.00	\$0.00			Deferred 2012
AMP 3	Site improvements related to ADA Compliance at CA044-28	1460	24	\$1,200.00	\$0.00			Deferred 2012
	Subtotal 1460			\$114,700.00	\$100,000.00			

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30P04450111 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Developmen t Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Equipment</u>							
PHA-Wide	Replace stoves	1465.1	50	\$10,000.00	\$5,000.00			
	Subtotal 1465.1			\$10,000.00	\$5,000.00			
	<u>Non-Dwelling Structures</u>							
AMP 2	Improvements related to ADA Compliance at El Rio Villa office	1470	LS	\$6,000.00	\$6,000.00			
AMP 3	Improvements related to ADA Compliance at Riverbend Manor office	1470	LS	\$2,300.00	\$2,300.00			
	Subtotal 1470			\$8,300.00	\$8,300.00			
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	Computer and equipment upgrades	1475	LS	\$5,000.00	\$5,000.00			
PHA-Wide	Purchase maintenance tools	1475	1	\$5,000.00	\$2,500.00			
PHA-Wide	Vehicle replacement	1475	1	\$30,000.00	0.00			
	Subtotal 1475			\$40,000.00	\$7,500.00			
	<u>Collateralization or Debt Service</u>							
PHA-Wide	Debt Service for CFFP	1501	LS	\$275,295.00	\$275,295.00			
	Subtotal 1501			\$275,295.00	\$275,295.00			
	Total CFP			\$992,387.00	\$819,349.00			

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

PHA Name: Yolo County Housing

Development Number	Name/HA-Wide Activities

Actual Obligation
End Date

Original Expenditure End Date

Actual Expenditure
End Date

Reasons for Revised Target Dates ¹

form HUD-50075.1 (4/2008)

Capital Fund Program—Five-Year Action Plan

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

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

Capital Fund Program—Five-Year Action Plan

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

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

Capital Fund Program—Five-Year Action Plan

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

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

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	<u>Site Improvements</u>			<u>Site Improvements</u>		
Statement	Install playground at CA044-01 (AMP 1)	LS	\$140,000.00	Upgrade development signage (PHA-Wide)	LS	\$75,000.00
	Upgrade septic lift system at CA044-06 (AMP 1)	LS	\$45,000.00	Construct patios for dwelling units (PHA-Wide)	LS	\$75,000.00
	Install new entry gate to property at CA044-15 (AMP 3)	LS	\$12,500.00	Install bike racks at each development (PHA-Wide)	LS	\$25,000.00
	Install new entry gate to property at CA044-17 (AMP 3)	LS	\$12,500.00	Paint building exteriors at CA044-02 (AMP 2)	5 bldgs.	\$52,500.00
	Playground improvements at CA044-28 (AMP 3)	LS	\$7,665.00	Paint building exteriors at CA044-04 (AMP 2)	8 bldgs.	\$24,000.00
	Subtotal 1450		\$217,665.00	Subtotal 1460		\$251,500.00
	<u>Dwelling Structures</u>			<u>Dwelling Equipment (PHA-Wide)</u>		
	Install screen doors at CA044-15 (AMP 3)	6	\$3,000.00	Replace ranges	50	\$10,000.00
	Install screen doors at CA044-17 (AMP 3)	24	\$12,000.00	Subtotal 1465.1		\$10,000.00
	Exterior painting at CA044-28 (AMP 3)	19 bldgs.	\$75,000.00			
	Subtotal 1460		\$90,000.00	<u>Non- Dwelling Structures</u>		
				Replace windows at office and community ctr. at CA044-17 (AMP 3)	LS	\$15,000.00
	<u>Dwelling Equipment (PHA-Wide)</u>			Replace windows at office and community ctr. at CA044-18 (AMP 2)	LS	\$7,500.00
	Replace ranges	50	\$10,000.00	Interior remodel of office at CA044-18 (AMP 2)	LS	\$50,000.00
	Subtotal 1465.1		\$10,000.00	Subtotal 1470		\$72,500.00
	<u>Collateralization of Debt Service/PHA-Wide</u>			<u>Collateralization of Debt Service/PHA-Wide</u>	LS	
	Repayment of CFFP	LS	\$218,420.00	Repayment of CFFP		\$177,930.00
	Subtotal 1501		\$218,420.00	Subtotal 1501		\$177,930.00
	Subtotal of Estimated Cost		\$992,387.00	Subtotal of Estimated Cost		\$992,387.00

Capital Fund Program—Five-Year Action Plan

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

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

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

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450110 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$198,477.00	\$198,477.00	\$60,000.00	\$0.00
3	1408 Management Improvements	\$109,978.00	\$109,978.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$99,238.00	\$99,238.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$30,000.00	\$30,000.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$140,000.00	\$297,896.12	\$0.00	\$0.00
10	1460 Dwelling Structures	\$184,087.00	\$35,100.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$17,709.12	\$10,000.00	\$0.0	\$0.0
12	1470 Nondwelling Structures	\$5,000.00	\$3,800.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$40,000.00	\$40,000.00	\$0.00	\$0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	\$167,897.88	\$167,897.88	\$167,897.88	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$992,387.00	\$992,387.00	\$227,897.88	\$0.00
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450110 Replacement Housing Factor Grant No: Date of CFFP: _____:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
25	Amount of Line 20 Related to Energy Conservation Measures				
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

² To be completed for the Performance and Evaluation Report

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

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

² To be completed for the Performance and Evaluation Report

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

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² To be completed for the Performance and Evaluation Report

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

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² To be completed for the Performance and Evaluation Report

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

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

² To be completed for the Performance and Evaluation Report

[illegible]

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

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30S04450109 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$126,702.00		\$126,702.00	\$124,837.79
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$113,310.00		\$113,310.00	\$94,617.41
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$928,010.00		\$928,010.00	\$927,717.33
11	1465.1 Dwelling Equipment - Nonexpendable	\$99,000.00		\$99,000.00	\$11,712.38
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$1,267,022.00		\$1,267,022.00	\$1,158,884.91
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30S04450109 Replacement Housing Factor Grant No: Date of CFFP: _____:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
25	Amount of Line 20 Related to Energy Conservation Measures				
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30S04450109 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Administration</u>							
PHA-Wide	Facilities Manager (23% + 31% fringe benefits)	1410	LS	\$71,621.00		\$71,621.00	\$56,236.84	
PHA-Wide	Facilities Assistant (25% + 31% fringe benefits)	1410	LS	\$21,451.00		\$21,451.00	\$9,495.93	
PHA-Wide	Executive Director (3% + 20% fringe benefits)	1410	LS	\$14,854.00		\$14,854.00	\$29,668.81	
PHA-Wide	Finance Director (3% + 20% fringe benefits)	1410	LS	\$8,143.00		\$8,143.00	\$23,690.00	
PHA-Wide	Senior Accountant (7% + 21% fringe benefits)	1410	LS	\$5,960.00		\$5,960.00	\$4,376.34	
PHA-Wide	Accounting Technician (7% + 21% fringe benefits)	1410	LS	\$4,673.00		\$4,673.00	\$1,369.87	
	Subtotal 1410			\$126,702.00		\$126,702.00	\$124,837.79	
	<u>Fees and Costs</u>							
PHA-Wide	A&E Design Fee	1430	LS	\$102,652.00		\$81,096.20	\$81,096.20	
PHA-Wide	Staff inspections and supervision	1430	LS	\$10,658.00		\$13,521.21	\$13,521.21	
	Subtotal 1430			\$113,310.00		\$94,617.41	\$94,617.41	

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² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30S04450109 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Structures</u>							
AMP 1 (CA044-01)	Install energy efficient windows	1460	60 units	\$113,682.00		\$113,682.00	\$113,682.00	Complete
AMP 1 (CA044-01)	Replace HVAC system with energy efficient system (Phase 1)	1460	20 units	\$78,959.00		\$78,959.00	\$78,959.00	Complete
AMP 1 (CA044-05)	Install energy efficient windows	1460	10 units	\$18,947.00		\$18,947.00	\$18,947.00	Complete
AMP 1 (CA044-07)	Install energy efficient windows	1460	72 units	\$221,326.00		\$221,326.00	\$221,326.00	Complete
AMP 2 (CA044-02)	Install energy efficient windows	1460	30 units	\$56,841.00		\$56,841.00	\$56,841.00	Complete
AMP 2 (CA044-04)	Install energy efficient windows	1460	16 units	\$30,315.00		\$30,315.00	\$30,315.00	Complete
AMP 2 (CA044-18)	Install energy efficient windows	1460	50 units	\$153,756.00		\$153,756.00	\$153,756.00	Complete
AMP 2 (CA044-25)	Install energy efficient windows	1460	18 units	\$55,352.00		\$55,352.00	\$55,352.00	Complete
	Continued on Next Page							

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² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450109 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Structures (cont.)</u>							
AMP 3 (CA044-06)	Install energy efficient windows	1460	10 units	\$18,947.00		\$18,947.00	\$18,947.00	Complete
AMP 3 (CA044-15)	Install energy efficient windows	1460	39 units	\$61,834.00		\$61,834.00	\$61,834.00	Complete
AMP 3 (CA044-17)	Install energy efficient windows	1460	24 units	\$38,051.00		\$38,051.00	\$38,051.00	Complete
PHA-Wide	Purchase Energy Star Water Heaters	1460	175	\$80,000.00		\$80,000.00	\$79,707.33	Complete
	Subtotal 1460			\$928,010.00		\$928,010.00	\$927,717.33	
	<u>Dwelling Equipment</u>							
PHA-Wide	Purchase Energy Star refrigerators	1465.1	206	\$99,000.00		\$99,000.00	\$11,712.38	
	Subtotal 1465.1			\$99,000.00		\$99,000.00	\$11,712.38	
	Total ARRA			\$1,267,022.00		\$1,267,022.00	\$1,158,884.91	

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² To be completed for the Performance and Evaluation Report

[illegible]

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

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450109 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$195,018.00	\$195,018.00	\$195,018.00	\$195,018.00
3	1408 Management Improvements	\$128,614.00	\$128,614.00	\$62,128.00	\$2,128.00
4	1410 Administration (may not exceed 10% of line 21)	\$99,573.00	\$99,573.00	\$99,573.00	\$29.44
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$30,000.00	\$30,000.00	\$8,682.14	\$8,682.14
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$150,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$342,512.00	\$192,512.00	\$76,625.00	\$76,625.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$35,000.00	\$35,000.00	\$22,000.00	\$0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$40,000.00	\$40,000.00	\$765.25	\$765.25
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	\$100,000.00	\$100,000.00	\$100,000.00	\$55,965.96
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$25,000.00	\$25,000.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of line 2- 19)	\$995,735.00	\$995,735.00	\$564,791.39	\$339,213.79
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450109 Replacement Housing Factor Grant No: Date of CFFP: _____:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
25	Amount of Line 20 Related to Energy Conservation Measures				
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30P04450109 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Operations</u>							
PHA-Wide	Operations	1406	LS	\$195,018.00	\$195,018.00	\$195,018.00	\$195,018.00	
	Subtotal 1406			\$195,018.00	\$195,018.00	\$195,018.00	\$195,018.00	
	<u>Management Improvements</u>							
PHA-Wide	Resident Services Coordinator	1408	1	\$67,570.00	\$67,570.00	\$35,000.00	\$0.00	
PHA-Wide	Resident Services Coordinator Assistant	1408	1	\$22,544.00	\$22,544.00	\$15,000.00	\$0.00	
PHA-Wide	PHA Staff/Commissioner Training	1408	LS	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
PHA-Wide	Resident Training	1408	LS	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
PHA-Wide	Develop 5-Year Agency Plan/Update Policies	1408	LS	\$5,000.00	\$5,000.00	\$2,128.00	\$2,128.00	
PHA-Wide	Update Utility Allowances	1408	LS	\$3,500.00	\$3,500.00	\$0.00	\$0.00	
PHA-Wide	Update Computer software and training(which includes PHAS, staff training, and microfiche files)	1408	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	
	Subtotal 1408			\$128,614.00	\$128,614.00	\$62,128.00	\$2,128.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30P04450109 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Administration</u>							
PHA-Wide	Facilities Manager (60% + 31% fringe benefits)	1410	LS	\$61,227.00	\$61,227.00	\$61,227.00	\$29.44	
PHA-Wide	Executive Director (12% + 20% fringe benefits)	1410	LS	\$20,242.00	\$20,242.00	\$20,242.00	\$0.00	
PHA-Wide	Finance Manager (12% + 20% fringe benefits)	1410	LS	\$12,050.00	\$12,050.00	\$12,050.00	\$0.00	
PHA-Wide	Senior Accountant (5% + 21% fringe benefits)	1410	LS	\$3,412.00	\$3,412.00	\$3,412.00	\$0.00	
PHA-Wide	Accounting Technician (5% + 21% fringe benefits)	1410	LS	\$2,642.00	\$2,642.00	\$2,642.00	\$0.00	
	Subtotal 1410			\$99,573.00	\$99,573.00	\$99,573.00	\$29.44	
	<u>Fees and Costs</u>							
PHA-Wide	A&E Design Fee	1430	LS	\$25,000.00	\$25,000.00	\$8,682.14	\$8,682.14	
PHA-Wide	Capital Fund Program Update Fee	1430	LS	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Subtotal 1430			\$30,000.00	\$30,000.00	\$8,682.14	\$8,682.14	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30P04450109 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Site Improvements</u>							
AMP 1 (CA044-01)	Install security lighting at rear of development	1450	LS	\$0.00	\$0.00	\$0.00	\$0.00	
AMP 2 (CA044-02)	Sewer lift system upgrades	1450	LS	\$0.00	\$0.00	\$0.00	\$0.00	
AMP 1 (CA044-07)	Install new playground at Donnelly Circle	1450	LS	\$0.00	\$150,000.00	\$0.00	\$0.00	
AMP 2 (CA044-08)	Sewer lift system upgrades	1450	LS	\$0.00	\$0.00	\$0.00	\$0.00	
AMP 2 (CA044-18)	Sewer lift system upgrades	1450	LS	\$0.00	\$0.00	\$0.00	\$0.00	
AMP 2 (CA044-25)	Sewer lift system upgrades	1450	LS	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1430			\$0.00	\$150,000.00	\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30P04450109 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Structures</u>							
PHA-Wide	Replace water heaters	1460	30	\$10,000.00	\$0.00	\$0.00	\$0.00	
AMP 3 (CA044-15)	Remove and replace roofing	1460	LS	\$182,512.00	\$0.00	\$0.00	\$0.00	Deferred to Later CFP Years
AMP 3 (CA044-15)	Install new HVAC systems	1460	48	\$150,000.00	\$0.00	\$0.00	\$0.00	Deferred
AMP 3 (CA044-15)	Repair Dry rot and Paint Building Phase II	1460	LS	\$0.00	\$132,512.00	\$76,625.00	\$76,625.00	Fungibility 2013 Cap Fund
AMP 3 (CA044-17)	Replace meter enclosures and Paint	1460	5 each	\$0.00	\$60,000.00	\$0.00	\$0.00	Fungibility 2013 Cap Fund
	Subtotal 1460			\$342,512.00	\$192,512.00	\$76,625.00	\$76,625.00	
	<u>Dwelling Equipment</u>							
PHA-Wide	Replace stoves	1465.1	50	\$15,000.00	\$35,000.00	\$22,000.00	\$0.00	
PHA-Wide	Replace refrigerators	1465.1	50	\$20,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1465.1			\$35,000.00	\$35,000.00	\$22,000.00	\$0.00	
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	Computer and equipment upgrades	1475	LS	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
PHA-Wide	Purchase maintenance tools	1475	1	\$5,000.00	\$5,000.00	\$765.25	\$765.25	
PHA-Wide	Purchase maintenance truck w/ tool box	1475	1	\$30,000.00	\$30,000.00	\$0.00	\$0.00	
	Subtotal 1475			\$40,000.00	\$40,000.00	\$765.25	\$765.25	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30P04450109 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Collateralization or Debt Service</u>							
PHA-Wide	Debt Service	1501	LS	\$100,000.00	\$100,000.00	\$100,000.00	\$55,965.96	
	Subtotal 1501			\$100,000.00	\$100,000.00	\$100,000.00	\$55,965.96	
	<u>Contingency</u>							
PHA-Wide	Contingency for cost overruns	1502	LS	\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	Subtotal 1502			\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	Total CFP			\$995,735.00	\$995,735.00	\$564,791.39	\$339,213.79	

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

[illegible]

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

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450108 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$100,964.00	\$100,964.00	\$100,964.00	\$100,964.00
3	1408 Management Improvements	\$124,930.00	\$123,791.16	\$123,791.16	\$55,850.72
4	1410 Administration (may not exceed 10% of line 21)	\$97,015.00	\$97,015.00	\$97,015.00	\$88,341.86
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$95,727.00	\$95,727.16	\$95,727.16	\$95,727.16
8	1440 Site Acquisition				
9	1450 Site Improvement	\$38,615.00	\$38,615.00	\$38,615.00	\$38,615.00
10	1460 Dwelling Structures	\$227,060.00	\$228,198.68	\$228,198.68	\$228,198.68
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$159,902.00	\$159,902.00	\$159,902.00	\$128,832.45
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	\$156,751.00	\$156,751.00	\$156,751.00	\$156,751.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$1,000,964.00	\$1,000,964.00	\$1,000,964.00	\$893,280.87
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450108 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
25	Amount of Line 20 Related to Energy Conservation Measures				
	Signature of Executive Director	Date	Signature of Public Housing Director	Date	

¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with undr 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450108 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Operations</u>							
PHA-Wide	Operations	1406	LS	\$100,964.00	\$100,964.00	\$100,964.00	\$100,964.00	
	Subtotal 1406			\$100,964.00	\$100,964.00	\$100,964.00	\$100,964.00	
	<u>Management Improvements</u>							
PHA-Wide	Resident Services Coordinator	1408	1	\$67,570.00	\$39,747.16	\$39,747.00	\$30,000.00	
PHA-Wide	Resident Services Coordinator Assistants	1408	1	\$22,544.00	\$22,544.00	\$22,544.00	\$10,850.00	
PHA-Wide	PHA Staff/Commissioner Training	1408	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$5,000.72	
PHA-Wide	Resident Training	1408	LS	\$9,000.00	\$9,000.00	\$9,000.00		
PHA-Wide	Develop 5-Year Agency Plan/Update Policies	1408	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	
PHA-Wide	Energy Audit	1408	LS	\$7,500.00	\$7,500.00	\$7,500.00	\$0.00	
PHA-Wide	Physical Needs/504/Lift Station Assessment	1408	LS	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00	
PHA-Wide	Update Utility Allowances	1408	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	
PHA-Wide	Update Computer software and training(which includes PHAS, staff training, and microfiche files)	1408	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
	Subtotal 1408			\$124,930.00	\$123,791.16	\$123,791.16	\$55,850.72	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450108 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Administration</u>							
PHA-Wide	Facilities Manager	1410	LS	\$66,457.00	\$66,457.00	\$66,457.00	\$ 62,455.14	
PHA-Wide	Executive Director	1410	LS	\$11,955.00	\$11,955.00	\$11,955.00	\$ 10,805.00	
PHA-Wide	Finance Manager	1410	LS	\$10,925.00	\$10,925.00	\$10,925.00	\$ 9,815.00	
PHA-Wide	Accounting Technician	1410	LS	\$3,839.00	\$3,839.00	\$3,839.00	\$ 2,632.00	
PHA-Wide	Accounting Clerk II	1410	LS	\$3,839.00	\$3,839.00	\$3,839.00	\$ 2,634.00	
	Subtotal 1410			\$97,015.00	\$97,015.00	\$97,015.00	\$88,341.86	
	<u>Fees and Costs</u>							
PHA-Wide	A&E Design Fee	1430	LS	\$25,000.00	\$90,727.16	\$90,727.16	\$90,727.16	
PHA-Wide	Capital Fund Program Update Fee	1430	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
	Subtotal 1430			\$95,727.00	\$95,727.16	\$95,727.16	\$95,727.16	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450108 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Site Improvements</u>							
El Rio Villa I, II, III and IV	Lift station upgrades and sewer jetting at Winters	1450	LS	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Trim trees overhanging units	1450	LS	\$23,175.00	\$23,175.00	\$23,175.00	\$23,175.00	
CA044-15	Install new drainage system	1450	LS	\$15,440.00	\$15,440.00	\$15,440.00	\$15,440.00	
CA044-07	Install new playground	1450	LS	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1430			\$38,615.00	\$38,615.00	\$38,615.00	\$38,615.00	
	<u>Dwelling Structures</u>							
PHA-Wide	Replace water heaters	1460	30	\$4,500.00	\$4,582.68	\$4,582.68	\$4,582.68	
CA044-2	Abate-Remove-Replace roofs, repair wood damage, install continuous ridge vents, and install insulation in attic (Phase 2)	1460	1 bldgs.	\$187,500.00	\$188,516.00	\$188,516.00	\$188,516.00	
CA044-15	Paint building exteriors	1460	5 bldgs.	\$35,060.00	\$35,100.00	\$35,100.00	\$35,100.00	Fungibility 2013 CFP
CA044-17	Replace meter enclosures	1460	5 each	\$0.00	\$0.00	\$0.00	\$0.00	Fungibility 2013 CFP
	Subtotal 1460			\$227,060.00	\$228,198.68	\$228,198.68	\$228,198.68	

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² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30P04450108 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Equipment</u>							
PHA-Wide	Replace stoves	1465.1	50	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Replace refrigerators	1465.1	50	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1465.1			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	Computer and equipment upgrades	1475	LS	\$10,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Purchase sewer jetting equipment	1475	LS	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Purchase maintenance tools	1475	1	\$5,000.00	\$652.45	\$652.45	\$652.45	
PHA-Wide	Purchase maintenance truck w/ tool box	1475	1	\$30,000.00	\$31,068.84	\$31,068.84	\$0.00	
PHA-Wide	Purchase and install backup generator	1475	1	\$80,000.00	\$64,090.00	\$64,090.00	\$64,090.00	
PHA-Wide	Repaint water storage tank	1475	LS	\$2,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Purchase and install backup generator	1475	1	\$80,000.00	\$64,090.00	\$64,090.00	\$64,090.00	
PHA-Wide	Repaint water storage tank	1475	LS	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1475			\$159,902.00	\$159,901.29	\$159,901.29	\$128,832.45	
	<u>Collateralization or Debt Service</u>							
PHA-Wide	Debt Service	1501	LS	\$156,751.00	\$156,751.00	\$156,751.00	\$156,751.00	
	Subtotal 9000			\$156,751.00	\$156,751.00	\$156,751.00	\$156,751.00	
	Total CFP			\$1,000,964.00	\$1,000,964.00	\$1,000,964.00	\$893,280.87	

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

[illegible]

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

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450107 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$97,015.00	\$97,015.00	\$97,015.00	\$97,015.00
3	1408 Management Improvements	\$155,719.00	\$155,718.59	\$155,718.59	\$155,718.59
4	1410 Administration (may not exceed 10% of line 21)	\$97,015.00	\$97,015.00	\$97,015.00	\$97,015.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$52,644.00	\$52,644.00	\$52,644.00	\$52,644.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$318,930.00	\$318,930.00	\$318,930.00	\$318,930.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$49,663.00	\$49,662.56	\$49,662.56	\$49,662.56
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$46,387.00	\$46,387.00	\$46,387.00	\$46,387.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$205,019.00	\$205,019.00	\$205,019.00	\$205,019.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of line 2- 19)	\$1,022,392.00	\$1,022,392.00	\$1,022,392.00	\$1,022,392.00
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450107 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
25	Amount of Line 20 Related to Energy Conservation Measures				
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with undr 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450107 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Operations</u>							
PHA-Wide	Operations	1406	LS	\$97,015.00	\$97,015.00	\$97,015.00	\$97,015.00	
	Subtotal 1406			\$97,015.00	\$97,015.00	\$97,015.00	\$97,015.00	
	<u>Management Improvements</u>							
PHA-Wide	Resident Services Coordinator	1408	1	\$67,570.00	\$67,570.00	\$65,498.37	\$65,498.37	
PHA-Wide	Resident Services Coordinator Assistant	1408	1	\$22,544.00	\$22,544.00	\$43,529.59	\$43,529.59	
PHA-Wide	PHA Staff/Commissioner Training	1408	LS	\$8,000.00	\$8,000.00	13,696.84	13,696.84	
PHA-Wide	Resident Training	1408	LS	\$8,000.00	\$8,000.00	\$0.00	\$0.00	
PHA-Wide	Develop 5-Year Agency Plan/Update Policies	1408	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
PHA-Wide	Energy Audit	1408	LS	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	
PHA-Wide	Physical Needs/504/Lift Station Assessment	1408	LS	\$15,000.00	\$15,000.00	\$0.00	\$0.00	
PHA-Wide	Update Utility Allowances	1408	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
PHA-Wide	Resident Initiatives/Entrepreneurship Program	1408	LS	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	(Continued on next page)							

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450107 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Update Computer software and training(which includes PHAS, staff training, and microfiche files)	1408	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
	Subtotal 1408			\$155,719.00	\$155,719.00	\$155,719.00	\$155,718.59	
	<u>Administration</u>							
PHA-Wide	Facilities Manager	1410	LS	\$66,457.00	\$66,457.00	\$66,457.00	\$66,457.00	
PHA-Wide	Executive Director	1410	LS	\$11,955.00	\$11,955.00	\$11,955.00	\$11,955.00	
PHA-Wide	Finance Manager	1410	LS	\$10,925.00	\$10,925.00	\$10,925.00	\$10,925.00	
PHA-Wide	Accounting Technician	1410	LS	\$3,839.00	\$3,839.00	\$3,839.00	\$3,839.00	
PHA-Wide	Accounting Clerk II	1410	LS	\$3,839.00	\$3,839.00	\$3,839.00	\$3,839.00	
	Subtotal 1410			\$97,015.00	\$97,015.00	\$97,015.00	\$97,015.00	
	<u>Fees and Costs</u>							
PHA-Wide	A&E Design Fee	1430	LS	\$47,644.00	\$40,144.00	\$40,144.00	\$40,144.00	
PHA-Wide	Capital Fund Program Update Fee	1430	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	
	CFFP Fairness Letter	1430	LS	\$0.00	\$12,500	\$12,500.00	\$12,500.00	
	Subtotal 1430			\$52,644.00	\$52,644.00	\$52,644.00	\$52,644.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30P04450107 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Site Improvements</u>							
El Rio Villa I, II, III and IV	Lift station upgrades and sewer jetting at Winters	1450	LS	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Trim trees overhanging units	1450	LS	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1430			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>Dwelling Structures</u>							
PHA-Wide	Replace water heaters	1460	30	\$5,000.00	\$5,000.00	\$5,382.45	\$5,382.45	
CA044-2	Abate-Remove-Replace roofs, repair wood damage, install continuous ridge vents, and install insulation in attic	1460	14 bldgs.	\$298,547.55	\$298,547.55	\$298,547.55	\$298,547.55	
CA044-15	Replace 20gal. domestic water holding tank	1460	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
CA044-15	Replace 300k BTU domestic water boiler	1460	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
	Subtotal 1460			\$318,930.00	\$318,930.00	\$318,930.00	\$318,930.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450107 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Equipment</u>							
PHA-Wide	Replace stoves	1465.1	50	\$22,000.00	\$22,000.00	\$22,000.00	\$22,000.00	
PHA-Wide	Replace refrigerators	1465.1	50	\$27,663.00	\$27,663.00	\$27,663.00	\$27,663.00	
	Subtotal 1465.1			\$49,663.00	\$49,663.00	\$49,663.00	\$49,662.56	
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	Computer and equipment upgrades	1475	LS	\$17,000.00	\$9,318.00	\$9,318.00	\$9,318.00	
PHA-Wide	Purchase maintenance tools	1475	LS	\$5,000.00	\$5,354.31	\$5,354.31	\$5,354.31	
PHA-Wide	Purchase maintenance truck w/ tool box	1475	1	\$30,000.00	\$31,714.69	\$31,714.69	\$31,714.69	
	Subtotal 1475			\$46,387.00	\$46,387.00	\$46,387.00	\$46,387.00	
	<u>Collateralization or Debt Service</u>							
PHA-Wide	Debt Service	1501	LS	\$205,019.00	\$205,019.00	\$205,019.00	\$205,019.00	
	Subtotal 9000			\$205,019.00	\$205,019.00	\$205,019.00	\$205,019.00	
	<u>Contingency</u>							
PHA-Wide	Contingency for Cost Overruns	1502	LS	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1502			\$0.00	\$0.00	\$0.00	\$0.00	
	Total CFP			\$1,022,392.00	\$1,022,392.00	\$1,022,392.00	\$1,022,392.00	

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

[illegible]

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

**YOLO COUNTY HOUSING
BASIC FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2009
(Including Auditors' Report Thereon)**

**YOLO COUNTY HOUSING
BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

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INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners
Yolo County Housing
Woodland, California

We have audited the accompanying financial statements of the business-type activities and the major fund of Yolo County Housing (YCH), formally known as the Housing Authority of the County of Yolo, California, as of and for the year ended June 30, 2009, which collectively comprise YCH's basic financial statements as listed in the table of contents. These financial statements are the responsibility of Yolo County Housing's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the major fund of Yolo County Housing, as of June 30, 2009, and the respective changes in financial position and cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued a report dated March 22, 2010, on our consideration of Yolo County Housing's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The management's discussion and analysis on pages 3 through 13, is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Yolo County Housing's basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the basic financial statements. The accompanying Financial Data Schedule (CA044) is presented for the purposes of additional analysis as required by the U.S. Department of Housing and Urban Development, Real Estate Assessment Center and is also not a required part of the basic financial statements. The accompanying Statement of Completed Capital Fund Program Projects - Unaudited is presented for the purpose of additional analysis as required by the U.S. Department of Housing and Urban Development and is also not a required part of the basic financial statements. The Schedule of Expenditures of Federal Awards and the Financial Data Schedule have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated, in all material respects in relation to the basic financial statements taken as a whole. The Statement of Completed Capital Fund Program Projects - Unaudited has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on it.

A handwritten signature in cursive script, reading "Harn & Dolan". The signature is written in dark ink and is positioned above the date.

March 22, 2010

**YOLO COUNTY HOUSING
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2009**

As management of the Housing Authority of the County of Yolo (YCH), we offer readers of YCH's financial statements this narrative overview and analysis of the financial activities of YCH for the year ended June 30, 2009. Since the MD&A is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with YCH's financial statements beginning on page 14.

This discussion and analysis is intended to serve as an introduction to the basic financial statements for YCH. The MD&A is designed to:

- (a) Assist the reader in focusing on significant financial issues.
- (b) Provide an overview of YCH's financial activity.
- (c) Identify changes in YCH's financial position (its ability to address the next and subsequent years' challenges).
- (d) Identify individual fund issues or concerns.

YCH-wide Financial Statements

YCH-wide financial statements are designed to provide readers with a broad overview of YCH's finances in a manner similar to a private sector business. All business-type activities are consolidated to a total for the agency taken as a whole.

YCH-wide financial statements include a *Statement of Net Assets* (similar to a balance sheet), a *Statement of Activities* (similar to an income statement), and a *Statement of Cash Flows*.

Fund Financial Statements

A fund is a group of related accounts that are used to maintain control over resources that have been segregated to specific activities or objectives. YCH, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus is on Major Funds, rather than fund types.

YCH employs, exclusively, Enterprise Funds which utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector.

Certain funds administered by YCH are programs provided by the U.S. Department of Housing and Urban Development (HUD). Others are segregated to enhance accountability and control. Government Accounting Standards require individual Enterprise Funds to be reported as major funds if total assets, liabilities, revenue or expenses of the fund exceed 10% of the corresponding element total of YCH-wide financial statements.

**YOLO COUNTY HOUSING
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2009**

(Continued)

Proprietary funds include:

Low Rent Public Housing

Under the Low Rent Public Housing (LRPH) program, YCH rents units that it owns to low or very low income households. The LRPH Program is operated under an Annual Contributions Contract (ACC) with HUD. Public Housing Agencies are limited by law in the amount of rent collected to no more than thirty percent (30%) of a family's adjusted income, or the resident may choose what is known as "flat rent". The latter is a set rental amount comparable to local market rents. The rental amount does not increase or decrease over a three-year period; no matter the resident's actual income. Flat rents are designed to encourage residents to maximize their earnings in the hope that they may eventually purchase their own homes.

HUD, through the ACC, provides an operating subsidy to cover the gap between rents collected and annual operating expenses.

The ACC provides a Capital Fund Program designed to enable YCH to make capital improvements to its properties and otherwise provide long term assets for the benefit of tenants and the administration. On March 16, 2010, HUD approved a Section 30 Workout Plan that allows YCH to use a portion of each Capital Fund Grant to make debt services payments from that date forward. The Workout Plan also removed any obligation for YCH to repay \$1,670,807 of Capital Funds used for purchase and rehabilitation of the Administration Building prior to receiving HUD approval.

The budget for the Low Rent Public Housing Program is adopted on the basis of accounting practices prescribed by the U.S. Department of Housing and Urban Development which differ in some respects from generally accepted accounting principles.

Housing Choice Voucher Program

Under the Housing Choice Voucher Program (formerly known as Section 8 tenant-based assistance), YCH administers contracts with independent landlords that own the rental property. YCH subsidizes the families' rents through a Housing Assistance Payment (HAP) payable to the landlord. The program is administered under an ACC with HUD that provides annual funding to enable YCH to structure a lease that generally sets the participant's rent as thirty percent (30%) of household income and pays YCH a fixed monthly administrative fee for each unit under lease on the first of every month.

Vouchers can also be applied toward the purchase of a home by tenants. YCH will use HUD's HAP funds to subsidize the participant's home loan for fifteen years unless the participant is disabled or elderly in which case there is no time limit on the use of HAP funds to subsidize the loan.

**YOLO COUNTY HOUSING
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2009**

(Continued)

New Hope Community Development Corporation (Component Unit)

New Hope CDC is a 501(c)(3) non-profit corporation created to develop affordable housing and community based economic development ventures. Its primary business activities during the year ended June 30, 2009 were the operation of Cottonwood Meadows senior apartments.

Office of Migrant Services, Migrant Farm Labor Program (Other State/Local)

YCH manages Migrant Centers in Davis, Madison and Dixon, California. Pursuant to contracts with the State of California Department of Housing and Community Development, Office of Migrant Services, YCH remits rents collected from tenants to the State Office of Migrant Services, which in turn reimburses YCH for its costs of operating the Migrant Centers. The Dixon Migrant Center is managed by YCH on behalf of the Dixon Housing Authority of Solano County.

Other Funds

Business Activities - used to administer various non-government subsidized programs.
Davis Solar Rural Rental Assistance - USDA/Rural Rental Assistance
Public Housing Capital Fund Program - HUD

Financial Statements

YCH's financial statements include a Statement of Net Assets which is similar to a balance sheet. The Statement of Net Assets reports all financial and capital resources available. The statement is presented in a format in which assets minus liabilities equals "Net Assets", formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "current" (convertible to cash within one year), and "non-current".

The focus of the Statement of Net Assets (the Unrestricted Net Assets) represents the net available (non-capital) assets, net of liabilities, for the entire YCH or for individual funds. Net assets are reported in three broad categories:

Net Assets invested in Capital Assets, Net of Related Debt. This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Assets consists of assets which have constraints placed on them by creditors (such as debt covenants), grantors, contributors, laws, or regulations.

Unrestricted Net Assets consists of Net Assets that do not meet the definition of "Net Assets Invested in Capital Assets, Net of Related Debt", or "Restricted Net Assets".

**YOLO COUNTY HOUSING
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2009**

(Continued)

The assets of YCH exceed its liabilities as of June 30, 2009 by \$14,267,242.

	<u>2009</u>	<u>2008</u>	<u>Net Change</u>	<u>%</u>
<u>ASSETS</u>				
Current Assets	\$ 1,930,621	\$ 2,403,232	\$ (472,611)	-20%
Restricted Assets	1,582,506	2,569,445	(986,939)	-38%
Capital Assets, Net	17,534,765	17,775,305	(240,540)	-1%
Non-Current Assets	<u>42,478</u>	<u>45,280</u>	<u>(2,802)</u>	-6%
TOTAL ASSETS	<u>\$21,090,370</u>	<u>\$ 22,793,262</u>	<u>\$ (1,702,892)</u>	-7%
<u>LIABILITIES</u>				
Current Liabilities	\$ 1,453,603	\$ 2,848,618	\$ (1,395,015)	-49%
Payable form Restricted Cash	241,363	346,634	(105,271)	-30%
Non-Current Liabilities	<u>5,128,162</u>	<u>6,845,990</u>	<u>(1,717,828)</u>	-25%
TOTAL LIABILITIES	<u>\$ 6,823,128</u>	<u>\$ 10,041,242</u>	<u>\$ (3,218,114)</u>	-32%
<u>NET ASSETS</u>				
Investing in Capital Assets, net of Related Debt	\$ 12,707,831	\$ 12,764,675	\$ (56,844)	-
Restricted	1,355,170	2,290,989	(935,819)	41%
Unrestricted	<u>204,241</u>	<u>(2,303,644)</u>	<u>2,507,885</u>	-
TOTAL NET ASSETS	<u>\$ 14,267,242</u>	<u>\$ 12,752,020</u>	<u>\$ 1,515,222</u>	12%

Compared to 2008, this 12% increase resulted from the following unusual items and normal operations:

During the fiscal year ended June 30, 2009, YCH's assets decreased \$1,703,959 (7%).

- Cash decreased by more than \$800,000 because HAP Housing Choice Voucher payments exceeded subsidy received.
- Cash also decreased by \$700,000 because YCH purchased and remodeled two homes for Yolo County Alcohol, Drug, and Mental Health (ADMH) program. The \$700,000 cost of these homes was funded by a grant from ADMH received prior to June 30, 2008.
- Accounts Receivable - HUD decreased \$185,000 when payments for Capital Fund expenditures prior to June 30, 2008 was received November 2008.
- The ADMH project also increased YCH Capital Assets by \$700,000 but agency wide depreciation of \$892,000 reduced net Capital Assets.

YCH's total liabilities decreased by \$3,219,181 (32%) in the year ended June 30, 2009.

- Outstanding PILOT obligations to the County of Yolo were reduced by \$480,000 as the result of partial payments and debt forgiveness.
- Deferred Revenue decreased by \$700,000 when the ADMH homes were purchased in FY 2009 with funds received in FY 2008.
- A \$1,765,000 contingent liability accrued in 2006 relating to the purchase and construction of YCH Administration building was reversed and subsequently forgiven by HUD.

**YOLO COUNTY HOUSING
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2009**

(Continued)

Statement of Revenues, Expenses, and Changes in Fund Net Assets

The Statement of Revenue, Expenses and Changes in Fund Net Assets (similar to an Income Statement) includes Operating Revenues, such as rental income, Operating Expenses such as administrative, utilities, maintenance, and depreciation, and non-Operating Revenue and Expenses such as grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in Fund Net Assets is the "Change in Net Assets", which is similar to Net Income or Net Loss.

	<u>2009</u>	<u>2008</u>	<u>Net Change</u>	<u>%</u>
<u>OPERATING REVENUE</u>				
Tenant	\$ 2,221,991	\$ 2,291,689	\$ (69,698)	-3%
HUD PHA Grants	9,220,371	9,139,111	81,260	1%
HUD Operating and Capital Grants	1,110,618	799,380	311,238	39%
Other government grants	2,428,197	2,918,236	(490,039)	-17%
Interfund fees	1,108,364	1,041,785	66,579	6%
Other	215,980	93,890	122,090	132%
Total Operating Revenue	<u>16,305,521</u>	<u>16,284,091</u>	<u>21,430</u>	-
<u>OPERATING EXPENSES</u>				
Administration	3,260,740	3,211,433	49,307	2%
Tenant Services	74,956	99,699	(24,743)	-25%
Utilities	781,738	710,153	71,585	10%
Ordinary maintenance and operations	1,722,496	1,071,269	651,227	61%
Extra ordinary maintenance	78,008	1,227,765	(1,149,757)	-94%
General Expenses	775,784	564,309	211,475	37%
Housing Assistance Payments	9,158,462	7,852,625	1,305,837	16%
Depreciation Expense	892,848	1,061,372	(168,524)	-15%
Total Operating Expenses	<u>16,745,032</u>	<u>15,798,625</u>	<u>946,407</u>	5%
<u>NON-OPERATING REVENUE (EXPENSES)</u>				
Investment Income - Restricted Cash	15,551	49,382	(33,831)	-69%
Interest Income	20,690	9,038	11,652	129%
Interest Expense	(379,946)	(435,749)	55,803	13%
Amortization of loan costs	(2,803)	(23,887)	21,084	88%
Net Non-Operating Revenue	<u>(346,508)</u>	<u>(401,216)</u>	<u>54,708</u>	14%
Gain (Loss)	(786,019)	84,250	(870,269)	-
Prior Period Adjustments	2,407,084	(138,800)	2,545,884	-
Gain (Loss) on Disposition of Fixed Assets	(105,843)	6,287	(112,130)	-
Beginning Net Assets	<u>12,752,020</u>	<u>12,800,283</u>	<u>(48,263)</u>	-1%
ENDING NET ASSETS	<u>\$ 14,267,242</u>	<u>\$ 12,752,020</u>	<u>\$ 1,515,222</u>	12%

**YOLO COUNTY HOUSING
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2009**

(Continued)

Total operating revenues had minimal changes compared to 2008 as were the Tenant revenue rent collections, HUD PHA Grants and Interfund Fees.

- Other government Grant revenue was reduced due to the completion of Migrant Site Improvements that were completed in FY 2008.
- HUD LRPH Operating Grants increased by \$241,000, over 50%.
- HUD HCV Grant revenue increased by \$80,000.

Operating expenses during the year ended June 30, 2009 increased by over \$940,000 (5%) overall which was comprised of changes in several line items:

- Tenant Services decreased by \$21,000 because the Tenant Services Coordinator also functioned as the FSS Coordinator charged to the HCV Program.
- Housing Assistance Payments increase by \$1,305,000 due to higher average voucher cost.
- Extra Ordinary Maintenance decreased by \$1.1M with completion of Migrant Site improvements during the 2008 fiscal year.
- Ordinary maintenance and operations increase primarily results from reclassifying Migrant maintenance staff from Admin Salaries to Maintenance Salaries.
- Administration Expense increased significantly due to the GASB 45 Other Post Employment Benefits accrual of \$302,000.
- Water costs increased by nearly \$50,000.

The Statement of Revenue, Expenses, and Changes in Fund Net Assets reflects as operating loss of \$13,200,000 because HAP payments, HAP Administrative expenses and LRPH expenses are included in Operating Expense while HAP and LRPH funding are included as Non-Operating Revenue.

The primary cause for the Net Loss of \$891,000 during FY 2009 is Housing Assistance Payments (HAP) exceeding HAP Funding by \$944,000. These excess payments were funded by HAP Net Restricted Assets (NRA) which was reduced from \$1,248,000 to \$318,000.

**YOLO COUNTY HOUSING
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2009**

(Continued)

Statement of Cash Flows

The statement of cash flows discloses net cash provided by or used for operating activities, non capital financing activities and from capital and related financing activities.

	<u>2009</u>	<u>2008</u>	<u>Net Change</u>	<u>% Change</u>
Cash flows from operating activities:				
Tenant Receipts	\$ 2,192,152	\$ 2,275,437	\$ (83,285)	-4%
Other receipts	138,953	134,861	4,092	3%
Migrant receipts collected in excess of disbursements to HCD	(124,625)	415,299	(539,924)	-
Payroll and benefit expenditures	(2,542,812)	(2,171,642)	(371,170)	-17%
Administration expenditures	(467,824)	(894,373)	426,549	48%
Tenant services expenditures	(16,137)	(8,633)	(7,504)	-87%
Utilities expenditures	(775,766)	(710,153)	(65,613)	-9%
Maintenance expenditures	(845,171)	(1,784,857)	939,686	53%
General expenditures	(546,156)	(420,490)	(125,666)	-30%
Housing assistance pmt expenditures	(9,281,179)	(7,800,774)	(1,480,405)	-19%
Net cash used by operating activities	<u>(12,268,565)</u>	<u>(10,965,325)</u>	<u>(1,303,240)</u>	-12%
Cash flows from noncapital financing activities:				
Operating grants received	<u>11,987,435</u>	<u>12,619,197</u>	<u>(631,762)</u>	-5%
Net cash provided by noncapital financing activities	<u>11,987,435</u>	<u>12,619,197</u>	<u>(631,762)</u>	-5%
Cash flows from capital financing activities:				
Proceeds from the sale of capital assets	-	1,614,318	(1,614,318)	-
Grants to acquire capital assets	255,011	700,000	(444,989)	-64%
Acquisition of capital assets	(758,152)	(10,241)	(747,911)	-
Principal paid on debt	(183,696)	(1,547,800)	1,364,104	88%
Interest paid on debt	(379,946)	(457,160)	77,214	17%
Net cash provided (used) by capital financing activities	<u>(1,066,783)</u>	<u>299,117</u>	<u>(1,365,900)</u>	-
Cash flows from investing activities:				
Interest receipts	20,690	9,038	11,652	129%
Interest on restricted cash	15,551	49,382	(33,831)	-69%
Net cash provided by investing activities	<u>36,241</u>	<u>58,420</u>	<u>(22,179)</u>	-38%
Net decrease to cash	<u>(1,311,672)</u>	<u>2,011,409</u>	<u>(3,323,081)</u>	
Cash at beginning of year	<u>4,206,188</u>	<u>2,194,779</u>	<u>2,011,409</u>	
Cash at end of year	<u>\$ 2,894,516</u>	<u>\$ 4,206,188</u>	<u>\$ (1,311,672)</u>	-31%
Cash and investments	<u>\$ 1,312,010</u>	<u>\$ 1,658,988</u>	<u>(346,978)</u>	-21%
Restricted cash	<u>1,582,506</u>	<u>2,547,200</u>	<u>(964,694)</u>	-38%
Total cash at the end of year	<u>\$ 2,894,516</u>	<u>\$ 4,206,188</u>	<u>\$ (1,311,672)</u>	-31%

**YOLO COUNTY HOUSING
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2009**

(Continued)

Comparison of Actual to Budget for the Year Ended June 30, 2009

	<u>Actual</u>	<u>Budget</u>	<u>Net Change</u>	<u>% Change</u>
<u>OPERATING REVENUE</u>				
Tenant	\$ 2,221,991	\$ 2,254,799	\$ (32,808)	-1%
Interfund fees	1,108,364	1,303,932	(195,568)	-15%
HUD PHA Grants	9,220,371	9,093,484	126,887	1%
HUD Operating and Capital Grants	1,110,618	791,138	319,480	40%
Other Government Grants	2,428,197	1,657,803	770,394	46%
Other Income	<u>215,980</u>	<u>78,216</u>	<u>137,764</u>	176%
Total Operating Revenue	<u>16,305,521</u>	<u>15,179,372</u>	<u>1,126,149</u>	7%
<u>OPERATING EXPENSES</u>				
Administration	3,260,740	2,888,114	372,626	13%
Tenant Services	74,956	87,268	(12,312)	-14%
Utilities	781,738	800,994	(19,256)	-2%
Ordinary Maintenance and Operations	1,800,504	1,737,914	62,590	4%
General Expenses	775,784	756,422	19,362	3%
Housing Assistance Payments	9,158,462	9,285,802	(127,340)	-1%
Depreciation Expense	<u>892,848</u>	<u>(1,061,372)</u>	<u>1,954,220</u>	n/a
Total Operating Expenses	<u>16,745,032</u>	<u>14,495,142</u>	<u>2,249,890</u>	16%
<u>NON-OPERATING REVENUE (EXPENSES)</u>				
Interest income - Restricted	15,551	10,500	5,051	48%
Interest income - Unrestricted	20,690	12,202	8,488	70%
Loss on disposal of equipment	(105,843)	-	(105,843)	n/a
Interest Expense	(379,946)	(383,915)	3,969	-1%
Amortization of Loan Costs	<u>(2,803)</u>	<u>-</u>	<u>(2,803)</u>	n/a
Net Non-Operating Revenue (Expenses)	<u>(452,351)</u>	<u>(361,213)</u>	<u>(91,138)</u>	25%
Income/loss before equity transfers	(891,892)	323,017	(1,214,879)	-376%
Prior period adjustments	2,407,084	-	2,407,084	n/a
Beginning net assets	<u>12,752,020</u>	<u>12,752,020</u>	<u>-</u>	0%
ENDING NET ASSETS	<u>\$ 14,267,242</u>	<u>\$ 13,075,037</u>	<u>\$ 1,192,205</u>	

Significant Variances from original budget include:

- HUD LRPH Funding was \$86,000 more than budget.
- HUD HCV Voucher Funding was \$87,000 higher than budget.
- HCV Admin Fees earned were \$40,000 more than budget.

**YOLO COUNTY HOUSING
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2009**

(Continued)

HUD Funding levels are not known until well into the year. NAHRO makes estimates of funding levels available and HUD requires reports that calculate funding levels. Until the Federal Budget is passed and the final HUD allocation percentage is determined, agencies make an educated guess.

- HUD Capital Grant Funds earned were \$233,000 more than budget. Capital Fund Revenue is far above the budgeted amount due to progress on the CFFP which allowed us to claim reimbursement for construction of the Woodland AMP maintenance SHOP (\$173,000) and beginning the Winters AMP roofing project which was not expected to commence until FY 2010.
- Interfund Fees budget included higher than actual Inter Program Maintenance changes.
- Other income exceeded budget due to omission of the Chiropractic Office rent from the budget, receipt of an unbudgeted dividend from HARG, receipt of a payment from the State for Public Employee Contingency, a safety award from YCH's workers comp provider CHWCA, a medicare Part B subsidy from the State, clearing the unsupported liability to OMS and management fees related to the ADMH project.
- Interest Income was less than budget due to declining interest rates and reduced HAP Net Restricted Assets.
- Administrative costs exceeded budget primarily due to the Other Post Employment Benefit (OPEB) accrual of \$302,000 which was not included in the budget. Excluding this item, Administrative expenses exceeded budget by only 2%.
- Tenant Services were under budget due to the partial allocation of the Tenant Services Coordinator to the HCV Program where she functioned as the FSS Coordinator.

YCH presents a summary of Fixed Assets for your information

	Balance 6/30/2008	Additions	Deletions	Transfer	Balance 6/30/2009
Capital Assets:					
Land	\$ 3,921,298	\$ -	\$ -	\$ -	\$ 3,921,298
Construction in progress	368,496	736,422	-	(288,783)	816,135
Building and Improvements	29,976,825	-	-	173,165	30,149,990
Furniture, equipment and vehicles	758,672	21,730	(240,072)	115,618	655,948
Total capital assets	35,025,291	758,152	(240,072)	-	35,543,371
Less Accumulated Depreciation	(17,249,986)	(892,848)	134,228	-	(18,008,606)
Total Capital Assets, Net	\$ 17,775,305	\$ (134,696)	\$ (105,844)	\$ -	\$ 17,534,765

The additions of Fixed Assets are comprised of:

- The purchase of two homes for the ADMH program. The County Alcohol, Drug, and Mental Health Program provided funding for the purchase and remodel of two homes. The homes were purchased in YCH's name and leased back to ADMH under terms of an annually renewable one year agreement until 2025. At that time ownership of the homes will revert to ADMH.
- Two maintenance vehicles were purchased.
- A new telephone system was purchased.

**YOLO COUNTY HOUSING
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2009**

(Continued)

Deletions consisted of:

- Removal of the previous telephone system which resulted in a loss on disposition of \$53,000.
- Writing off of assets transferred from construction in progress with individual cost lower than the YCH Capitalization threshold of \$5,000.

YCH presents a summary of Long Term Debt for your information

	Balance 6/30/2008	Additions	Reductions	Balance 6/30/2009
Low Rent Public Housing				
Office Building, Mortgage 1	\$ 2,128,696	-	\$ 48,724	\$ 2,079,972
Office Building, Mortgage 2	180,000	-	90,000	90,000
Office Building, Mortgage 3	160,000	-	-	160,000
Total Low Rent Public Housing	<u>2,468,696</u>	<u>-</u>	<u>138,724</u>	<u>2,329,972</u>
Cottonwood				
HCD Note	368,800	-	-	368,800
Cottonwood Note	1,803,245	-	41,804	1,761,441
Total Cottonwood	<u>2,172,045</u>	<u>-</u>	<u>41,804</u>	<u>2,130,241</u>
Esparto Development				
Esparto Project - CDHC	331,269	-	-	331,269
Esparto Project - CDBG	29,887	-	2,393	27,494
Total Esparto Development	<u>361,156</u>	<u>-</u>	<u>2,393</u>	<u>358,763</u>
Davis Solar Rural Rental Assistance				
USDA Note	3,165	-	775	2,390
Total Long Term Debt	<u>\$ 5,005,062</u>	<u>\$ -</u>	<u>\$ 183,696</u>	<u>\$ 4,821,366</u>

- Office building mortgage #1 and Cottonwood mortgage principle balances were reduced through normal monthly payments of the mortgage obligations.
- Office building mortgage #2 principle was reduced by a scheduled principal reduction payment. Final payment on this note was made in December 2009.

Significant environmental economic factors affecting YCH include:

Federal funding from the Department of Housing and Urban Development (HUD)

Funding from the State Office of Migrant Services (OMS)

Local labor supply and demand which affect salary and wage rates

Local inflation, recession and employment trends can affect resident income and therefore the amount of rental income

Local rental market and economy, which has a direct effect on the ability to find viable privately-owned rental properties that are available to our Housing Choice Voucher program

Inflationary pressure on utility rates, supplies and other costs are another concern.

**YOLO COUNTY HOUSING
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2009**

(Continued)

Contacting YCH

This financial report is designed to provide a general overview of YCH's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Lisa A. Baker, Executive Director, Yolo County Housing, 147 W. Main Street, Woodland, California 95695.

**YOLO COUNTY HOUSING
STATEMENT OF NET ASSETS
JUNE 30, 2009**

	<u>Primary Government Business-type Activities</u>
<u>ASSETS</u>	
Current assets	
Cash and investments (Note 2)	\$ 1,312,010
Due from other agencies	390,805
Tenant accounts receivable	67,667
Allowance for doubtful accounts	(15,000)
Miscellaneous accounts receivable	36,414
Inventory (net of allowance for obsolete inventory of \$9,141) (Note 1.I.)	82,270
Prepaid expenses	<u>56,455</u>
Total current assets	<u>1,930,621</u>
Restricted assets:	
Restricted cash (Note 2 and 3)	<u>1,582,506</u>
Fixed assets (Note 5):	
Land	3,921,298
Buildings	30,149,990
Furniture and equipment	655,948
Construction in progress	816,135
Accumulated depreciation	<u>(18,008,606)</u>
Total fixed assets	<u>17,534,765</u>
Loan costs - net of amortization (Note 6)	<u>42,478</u>
Total assets	<u><u>\$ 21,090,370</u></u>

**YOLO COUNTY HOUSING
STATEMENT OF NET ASSETS
JUNE 30, 2009**

(Continued)

Primary
Government
Business-type
Activities

LIABILITIES

Current liabilities:	
Accounts payable	\$ 315,010
Due to other agencies (Note 7)	877,722
Accrued interest (Note 6)	5,568
Unearned revenue (Note 8)	32,488
Current portion of compensated absences (Note 1.J.)	28,095
Current portion of long-term debt (Note 6)	192,527
Other current liabilities	<u>2,193</u>
Total current liabilities	<u>1,453,603</u>
Payable from restricted assets:	
Tenant security deposits	189,836
Family self sufficiency escrows	<u>51,527</u>
Total payable from restricted assets	<u>241,363</u>
Other noncurrent liabilities:	
Long-term portion of compensated absences (Note 1.J.)	84,287
Long-term debt (Note 6)	4,628,839
Other noncurrent liabilities:	
Other post-employment benefits (Note 12)	303,496
Lease (Note 8)	<u>111,540</u>
Total noncurrent liabilities	<u>5,128,162</u>
Total liabilities	<u>6,823,128</u>

NET ASSETS (Note 9)

Investment in capital assets, net of related debt	12,707,831
Restricted net assets	1,355,170
Unrestricted net assets	<u>204,241</u>
Total net assets	<u>14,267,242</u>
Total liabilities and net assets	<u>\$ 21,090,370</u>

The accompanying notes are an integral part of this statement

**YOLO COUNTY HOUSING
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2009**

Function/Programs	Program Revenues				Net Revenue (Expenses) Changes in Net Assets
	Expenses	Charges for Services	Operating Grants	Capital Grants/ Contributions	
Business-type activities:					Primary Gov't Business-type Activities
Federal:					
Housing Choice Voucher	\$ 9,849,777	\$ 43,891	\$ 9,220,371	\$ -	\$ (585,515)
Public Housing	2,727,741	1,897,057	691,258	-	(139,426)
Public Housing Capital Fund	-	-	356,374	62,986	419,360
USDA	63,330	37,777	37,654	-	12,101
State:					
Migrant	1,587,258	35,487	1,679,510	-	127,739
RHCP (New Hope CDC)	303,438	307,726	9,869	-	14,157
Esparto Development	1,660	-	-	-	(1,660)
Other:					
Meadowlark/Trinity	17,960	-	27,728	673,436	683,204
Central Office Cost Center	1,468,253	131,584	-	-	(1,336,669)
Total primary government	<u>\$ 16,019,417</u>	<u>\$ 2,453,522</u>	<u>\$ 12,022,764</u>	<u>\$ 736,422</u>	<u>(806,709)</u>
General revenues (expenses)					
Unrestricted interest					20,690
Loss on disposition of fixed assets					(105,843)
Total general revenues (expenses)					(85,153)
Change in net assets					(891,862)
Net assets - beginning of the year, as originally stated					12,752,020
Prior period adjustment (Note 10)					2,407,084
Net assets - beginning of the year, as restated					15,159,104
Net assets - end of the year					<u>\$ 14,267,242</u>

The accompanying notes are an integral part of this statement

YOLO COUNTY HOUSING
STATEMENT OF NET ASSETS - PROPRIETARY FUNDS
JUNE 30, 2009

<u>ASSETS</u>	<u>Housing</u>
Current assets	
Cash and investments (Note 2)	\$ 1,312,010
Due from other funds (Note 4)	1,762,828
Due from other agencies	390,805
Tenant accounts receivable	67,667
Allowance for doubtful accounts	(15,000)
Miscellaneous accounts receivable	36,414
Inventory (net of allowance for obsolete inventory of \$9,141) (Note 1.I)	82,270
Prepaid expenses	<u>56,455</u>
Total current assets	<u>3,693,449</u>
Restricted assets:	
Restricted cash (Note 2 and 3)	<u>1,582,506</u>
Fixed assets (Note 5):	
Land	3,921,298
Buildings	30,149,990
Furniture and equipment	655,948
Construction in progress	816,135
Accumulated depreciation	<u>(18,008,606)</u>
Total fixed assets	<u>17,534,765</u>
Loan costs - net of amortization (Note 6)	<u>42,478</u>
Total assets	<u><u>\$ 22,853,198</u></u>

YOLO COUNTY HOUSING
STATEMENT OF NET ASSETS - PROPRIETARY FUNDS
JUNE 30, 2009

(Continued)

Housing

LIABILITIES

Current liabilities:

Accounts payable	\$ 315,010
Due to other funds (Note 4)	1,762,828
Due to other agencies (Note 7)	877,722
Accrued interest (Note 6)	5,568
Unearned revenue (Note 8)	32,488
Current portion of compensated absences (Note 1.J.)	28,095
Current portion of long-term debt (Note 6)	192,527
Other current liabilities	<u>2,193</u>

Total current liabilities	<u>3,216,431</u>
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Payable from restricted assets:

Tenant security deposits	189,836
Family self sufficiency escrows	<u>51,527</u>

Total payable from restricted assets	<u>241,363</u>
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Other noncurrent liabilities:

Long-term portion of compensated absences (Note 1.J.)	84,287
Long-term debt (Note 6)	4,628,839

Other noncurrent liabilities:

Other post-employment benefits (Note 12)	303,496
Lease (Note 8)	<u>111,540</u>

Total noncurrent liabilities	<u>5,128,162</u>
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Total liabilities	<u>8,685,956</u>
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NET ASSETS (Note 9)

Investment in capital assets, net of related debt	12,707,831
Restricted net assets	1,355,170
Unrestricted net assets	<u>204,241</u>

Total net assets	<u>14,267,242</u>
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Total liabilities and net assets	<u><u>\$ 22,853,198</u></u>
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The accompanying notes are an integral part of this statement

YOLO COUNTY HOUSING
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2009

	<u>Housing</u>
Operating revenue:	
Rents and other tenant revenue	\$ 2,221,991
Interfund fees	1,108,364
Other	<u>215,980</u>
Total operating revenue	<u>3,546,335</u>
Operating expenses:	
Administration	3,260,740
Tenant services	74,956
Utilities	781,738
Maintenance	1,800,504
General	775,784
Housing assistance payments	9,158,462
Depreciation (Note 5)	<u>892,848</u>
Total operating expenses	<u>16,745,032</u>
Operating income (loss)	(13,198,697)
Nonoperating revenue (expenses):	
Grants	12,022,764
Unrestricted interest	20,690
Restricted interest	15,551
Debt service - interest (Note 6)	(379,946)
Loss on disposition of fixed assets	(105,843)
Amortization on loan costs	<u>(2,803)</u>
Net income (loss) before contributions and transfers	(1,628,284)
Capital contributions	<u>736,422</u>
Net income (loss)	(891,862)
Net assets - beginning of year, as originally stated	12,752,020
Prior period adjustments (Note 10)	<u>2,407,084</u>
Net assets - beginning of year, as restated	<u>15,159,104</u>
Net assets - end of year	<u><u>\$ 14,267,242</u></u>

The accompanying notes are an integral part of this statement.

**YOLO COUNTY HOUSING
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2009**

	<u>Housing</u>
Cash flows from operating activities:	
Tenant receipts	\$ 2,192,152
Other receipts	138,953
Migrant receipts collected in deficit of disbursements to HCD	(124,625)
Payroll and benefit expenditures	(2,542,812)
Administration expenditures	(467,824)
Tenant services expenditures	(16,137)
Utilities expenditures	(775,766)
Maintenance expenditures	(845,171)
General expenditures	(546,156)
Housing assistance payment expenditures	<u>(9,281,179)</u>
Net cash used by operating activities	<u>(12,268,565)</u>
Cash flows from noncapital financing activities:	
Operating grants received	<u>11,987,435</u>
Net cash provided by noncapital financing activities	<u>11,987,435</u>
Cash flows from capital financing activities:	
Grants received to acquire capital assets	255,011
Acquisition of capital assets	(758,152)
Interest paid on debt	(379,946)
Principal paid on debt	<u>(183,696)</u>
Net cash provided used capital financing activities	<u>(1,066,783)</u>
Cash flows from investing activities:	
Interest receipts	20,690
Interest on restricted cash	<u>15,551</u>
Net cash provided by investing activities	<u>36,241</u>
Net increase to cash	(1,311,672)
Cash at beginning of year	<u>4,206,188</u>
Cash at end of year	<u><u>\$ 2,894,516</u></u>
Cash and investments	\$ 1,312,010
Restricted cash	<u>1,582,506</u>
Total cash at year end	<u><u>\$ 2,894,516</u></u>

**YOLO COUNTY HOUSING
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2009**

(Continued)

	<u>Housing</u>
Reconciliation of operating loss to net cash used by operating activities:	
Operating loss	\$ (13,198,697)
Adjustments to reconcile operating loss to Net cash used by operating activities:	
Depreciation expense	892,848
Prior period adjustments	244,359
(Increase) Decrease in:	
Due from other agencies	(11,201)
Tenants accounts receivable	(27,530)
Other receivable	(864)
Prepaid expenses	34,684
Increase (Decrease) in:	
Accounts payable	137,731
Due to other agencies	(463,604)
Tenant security deposits	6,246
Unearned revenues	(63,592)
Compensated absences	(10,924)
FSS escrow	(111,517)
OPEB liability	303,496
Net cash used by operating activities	<u>\$ (12,268,565)</u>

Noncash transactions:

- Capital assets of \$288,782 were transferred from Public Housing Capital Fund to Public Housing and Central Office. The transfer was done to place two cars and building improvements into service. In addition to these items, the transfer included \$52,632 of items capitalized in prior years as construction-in-progress. The items purchased were below YCH's capitalization threshold individually. Therefore, the items were written-off immediately upon transfer.

The accompanying notes are an integral part of this statement.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of Yolo County Housing have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

A. Organization

Yolo County Housing (YCH), formally known as the Housing Authority of the County of Yolo, was established pursuant to the State Health and Safety Code in 1950 by the Yolo County Board of Supervisors. YCH is a public entity organized under the laws of the State of California's Health and Safety Code to provide housing assistance to low and moderate income families at rents they can afford. Eligibility is determined by family composition and income in areas served by YCH. To accomplish this purpose, YCH has entered into Annual Contributions Contracts with the U.S. Department of Housing and Urban Development (HUD) to operate assisted housing programs.

On June 20, 2006, the County's Board of Supervisors exercised its authority under Health and Safety Code section 34290, due to the resignation of the independent housing commission, and declared itself to be the commissioners of YCH for a temporary period. The County's Board of Supervisors has indicated that the Board is acting as the Commissioners of YCH for only a temporary time period. In accordance with Government Accounting Standards Board Statement No 14, footnote 3, YCH is considered to have retained its independent status and is not considered to be a component unit of the County. The current governing board of YCH consists of the five members of the County Board of Supervisors plus two tenant Commissioners appointed by the Commission.

B. Financial Reporting Entity

YCH's financial statements include the accounts of all YCH's operations. The criteria for including organizations as component units within YCH's reporting entity, as set forth in Section 2100 of GASB's *Codification of Governmental Accounting and Financial Reporting Standards*, include whether:

- * The organization is legally separate (can sue and be sued in their own name)
- * YCH holds the corporate powers of the organization
- * YCH appoints a voting majority of the organization's board
- * YCH is able to impose its will on the organization
- * The organization has the potential to impose a financial benefit/burden on YCH
- * There is financial dependency by the organization on YCH

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 1 (continued)

Based on the aforementioned criteria, YCH has a blended component unit. The accompanying financial statements present YCH and its component unit, an entity for which YCH is considered to be financially accountable. The blended component unit, although a legally separate entity, is, in substance, part of YCH's operations. The component unit is known as the New Hope Community Development Corporation (NHCDC). NHCDC owns and operates a State RHCP project.

YCH has entered into an agreement with the Housing Authority of the City of Dixon to administer their only program - a Migrant Center funded by the California Department of Housing and Community Development. This program owns no real property and carries no long-term debt. YCH used its staff and other resources to operate this program during the current fiscal year. The operations of this program are considered by management to be, in substance, part of YCH's and as such are reported as part of this Agency-wide financial statement.

C. Basis of Presentation

Government-Wide Financial Statements:

The Statement of Net Assets and Statement of Activities display information about YCH as a whole. They include all funds of YCH. YCH has no discretely presented component units. YCH has no fiduciary funds. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues and other non-exchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services. YCH's activities are strictly business-type.

Fund Financial Statements:

Fund financial statements of YCH are organized into funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for within a separate set of self balancing accounts that comprise its assets, liabilities, net assets, revenues, and expenses/expenditures as appropriate. Government resources are allocated to, and accounted for, in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled. YCH considers all of its funds to be proprietary. An emphasis is placed on major funds. A fund is considered major if it is the primary operating fund of YCH or if total assets, liabilities, revenue, or expenses/expenditures of the individual fund are at least 10 percent of YCH-wide total. Beginning July 1, 2006, YCH considers all the activity of YCH to be housing related and therefore, considers all the financial activity of YCH to be one major fund, titled *Housing*. As such, YCH has no non-major funds.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 1 (continued)

PROPRIETARY FUND TYPES

Enterprise Funds - Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. Enterprise funds are also used when the governing body has decided that periodic determination of revenue earned, expenses incurred, or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

D. Measurement Focus and Basis of Accounting

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The Proprietary Fund Types are accounted for on an economic resources measurement focus using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recorded at the time liabilities are incurred. Under this basis of accounting and measurement focus, YCH applies (a) all GASB pronouncements and (b) FASB Statements and Interpretations, APB opinions, and Accounting Research Bulletins issued on or before November 30, 1989, except those that conflict with a GASB pronouncement.

When YCH incurs an expense for which both restricted and unrestricted resources may be used, it is YCH's policy to use restricted resources first and then unrestricted resources as needed.

E. Interfund Transactions

Interfund assets/liabilities:

Short-term amounts due between funds are classified as "Due from/to other funds". For the purpose of the Agency-Wide Statement of Net Assets, due from/to other funds, totaling \$1,762,828, have been eliminated. See also Note 4.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 1 (continued)

Interfund revenue/expenses:

For the purpose of the Agency-wide Statement of Activities, the following interfund revenue and expenses have been eliminated. All interfund revenue was credited to the Central Office Cost Center. Expenses were debited to the following funds:

Public Housing:	
Management fees	\$ 266,083
Bookkeeping fees	38,370
Asset management fees	51,160
Maintenance fees	181,700
Housing Choice Voucher:	
Management fees	190,116
Bookkeeping fees	118,823
Office rent	60,000
Maintenance fees	150
USDA:	
Management fees	1,658
Maintenance fees	825
Central Office Cost Center	
Maintenance fees	10,075
Migrant (all three funds, including rehabilitation):	
Management fees	152,008
ADMH:	
Management fees	16,346
Maintenance fees	5,290
NHCDC - Cottonwood - RHCP	
Management fees	9,660
Maintenance fees	6,100
	<hr/>
Total interfund revenue/expense	<u>\$ 1,108,364</u>

Interfund transfers:

Interfund operating transfers of \$356,374 were made to fund the Public Housing Program and Central Office Cost Center operations. Transfers of equity were made to place fixed assets into operation. Building improvements totaling \$173,165 were transferred from Capital Fund to Public Housing; while vehicles totaling \$62,986 were transferred from Capital Fund to Public Housing and the Central Office Cost Center. Another \$52,631 of construction-in-progress capitalized in a prior period was transferred from the Capital Fund to Public Housing. Once transferred, these funds were immediately written-off, since each item was below YCH's capitalization threshold per their policy. Interfund transfers of \$645,156 have been eliminated from the Agency-Wide Statement of Activities.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 1 (continued)

F. Cash and Investments

For the purpose of the cash flows, YCH considers all of their cash and investments, including restricted cash, to be cash and cash equivalents. YCH considers all of their investments to be highly liquid and, therefore, cash equivalents.

G. Capital Assets

Capital assets are valued at historical cost. Contributed fixed assets are recorded at fair market value at the time received. Interest expense incurred during the development period is capitalized.

Capital assets acquired for Proprietary Funds are capitalized in the respective funds to which they apply. Depreciation of exhaustible fixed assets used by Proprietary Funds is charged as an expense against operations, and accumulated depreciation is reported on the Proprietary Funds' Statement of Net Assets. Depreciation has been provided over the estimated useful lives using the straight-line method of depreciation. Buildings are being depreciated over a useful life of forty years, modernization and site improvements over fifteen years, and dwelling and other equipment over three to seven years, depending on the type of equipment.

H. Accounts Receivable

Receivables are principally amounts due from HUD, the State of California, and tenants. Allowance for doubtful accounts has been provided based on the likelihood of the recovery.

I. Inventory

Inventory is valued at the lower of cost or market on an average cost basis. Inventory consists of expendable maintenance supplies held for consumption. The consumption method is used to account for inventories. Under the consumption method, inventories are recorded as assets when purchased and expenditures as used. The value of the maintenance supplies inventory as of June 30, 2009, is \$82,270, net of an allowance for obsolete inventory of \$9,141.

J. Compensated Absences

It is YCH's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is no liability for unpaid accumulated sick leave since the government does not have a policy to pay any amounts when employees separate from service with YCH. All vacation pay is accrued when incurred and allocated to the appropriate proprietary fund. Total liability for YCH is \$112,382 based on year-end hourly rates. Of this amount \$28,095 is considered by YCH to be a current liability.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 1 (continued)

K. Net Assets

Net assets represents the differences between assets and liabilities. Net Assets consist of investment in capital assets, net of related debt; restricted net assets; and unrestricted net assets. Net assets invested in capital assets, net of related debt, consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of borrowing used for acquisition, construction, or improvement of those assets (excluding interfund borrowing and including accrued interest). Net assets are reported as restricted when there are limitations imposed on their use through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

L. Operating Revenue and Expenses

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses result from providing goods and services related to the fund's ongoing operations. The principal operating revenue of YCH's enterprise funds is dwelling rental income. Operating expenses are necessary costs that have been incurred in order to provide the good or service that is the primary activity of the fund. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Tenant accounts receivable are stated at the amount management expects to collect from outstanding balances. Balances are considered past due 30 days from the billing date, which is usually the first of every month. Management has provided an allowance for probable uncollectible amounts, which has remained unchanged for several years. Balances that remain outstanding after management has used reasonable collection efforts are written off as a general expense of the program.

M. Income Taxes

YCH is exempt from federal and state income taxes. YCH is also exempt from property taxes but normally and historically made payments in lieu of taxes on owned housing. See also Note 7.

N. Budgets and Budgetary Accounting

The Board of Commissioners adopts an operating budget no later than July 1. This budget is revised by the Board of Commissioners during the year to give consideration to unanticipated revenue and expenditures primarily resulting from events unknown at the time of budget adoption.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 1 (continued)

O. Estimates

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from those estimates.

P. Encumbrances

Encumbrance accounting is not employed by YCH.

Q. Grant Restrictions

YCH has received loans and grants from the U.S. Department of Housing and Urban Development, The U.S. Department of Agriculture, and the California Department of Housing and Community Development to build and improve housing projects. These grants require that only individuals and families that meet various income, age and employment standards be housed or aided.

R. Operating Leases

YCH has leased several administrative office machines - copiers, folder, postage meters, etc. The machines are usually leased for 5 years. The leasing costs during the current fiscal year were \$20,878, while the anticipated leasing costs for the next fiscal year are \$13,290. The majority of these costs are posted to Public Housing and the Central Office Cost Center Enterprise Funds.

S. Related Party Transactions

YCH received legal services from the County of Yolo, Office of the County Counsel free of charge during the fiscal year ended June 30, 2008. Beginning July 1, 2008, the County began charging YCH for these services at a rate of \$10,000 per quarter.

Note 2 - CASH AND INVESTMENT

Cash and investments as of June 30, 2009 are classified in the accompanying financial statement as follows:

Statement of net assets:

Cash and investments	\$ 1,312,010
Restricted cash	<u>1,582,506</u>
Total Cash & Investments	<u>\$ 2,894,516</u>

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 2 (continued)

Demand deposits	\$ 2,819,049
California LAIF	75,390
Cash on hand	<u>77</u>
Total Cash & Investments	<u>\$ 2,894,516</u>

Investments Authorized by YCH's Investment Policy

Investments authorized by YCH are empowered by the HUD Notice 99-48 and its own investment policy to invest HUD funds in the following:

- United States Treasury Bills, Notes and Bonds;
- Obligations issued by Agencies or Instrumentalities of the U.S. Government;
- State or Municipal Depository Funds, such as the Local Agency Investment Fund (LAIF) or pooled cash investment funds managed by County treasurers;
- Insured Demand and Savings Deposits, provided that deposits in excess of the insured amounts must be 100% collateralized by federal securities;
- Insured Money Market Deposit Accounts;
- Insured SUPER NOW accounts, provided that deposits in excess of the insured amount must be 100% collateralized by federal securities;
- Negotiable Certificates of Deposit issued by federally or state chartered banks or associations, limited to no more than 30% of surplus funds;
- Repurchase/Reverse Repurchase Agreements of any securities authorized by this section; securities purchased under purchase agreements shall be no less than 102% of market value;
- Sweep Accounts that are 100% collateralized by federal securities;
- Shares of beneficial interest issued by diversified management companies investing in the securities and obligations authorized by this Section (Money Market Mutual Funds); Funds must carry the highest rating of at least two national rating agencies and are limited to not more than 20% of surplus funds;
- Funds held under the terms of a Trust Indenture or other contract or agreement including the HUD/PHA Annual Contributions Contract, may be invested according to the provisions of those indentures or contracts; and
- Any other investment security authorized under the provisions of HUD Notice PIH 97-41.

YCH is empowered by the California Government Code (CGC) Sections 5922 and 53601 et seq to invest non-HUD funds in the following:

- Bonds issued by the local entity with a maximum maturity of five years;
- United States Treasury Bills, Notes and Bonds;
- Registered state warrants or treasury notes or bonds issued by the State of California;

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 2 (continued)

- Bonds, notes, warrants or other evidence of debt issued by a local agency within the State of California, including pooled investment accounts sponsored by the State of California, County Treasurer, other local agencies or Joint Powers Agencies;
- Obligations issued by Agencies or Instrumentalities of the U.S. Government;
- Bankers Acceptances with a term not to exceed 270 days, limited to 40% of surplus funds; no more than 30% of surplus funds can be invested in Bankers Acceptances of any single commercial bank;
- Prime Commercial Paper with a term not to exceed 180 days and the highest ranking issued by Moody's Investors Service or Standard & Poor's Corp., limited to 15% of surplus funds; provided that if the average total maturity of all commercial papers does not exceed 31 days up to 30% of surplus funds can be invested in commercial papers.
- Negotiable Certificates of Deposit issued by federally or state chartered banks or associations, limited to not more than 30% of surplus funds;
- Repurchase/Reverse Repurchase Agreements of any securities authorized by this Section, securities purchased under these agreements shall be no less than 102% of market value. Securities purchased under reverse repurchase agreements shall be for temporary and unanticipated cash flow needs only.
- Medium term notes (not to exceed two years) of U.S. corporations rated "AAA" or better by Moody's or Standard & Poor's limited to not more than 30% of surplus funds;
- Shares of beneficial interest issued by diversified management companies investing in the securities and obligations authorized by this Section (Money Market Mutual Funds), limited to not more than 15% of surplus funds;
- Funds held under the terms of a Trust Indenture or other contract or agreement may be invested according to the provisions of those indentures or agreements;
- Collateralized bank deposits with a perfected security interest in accordance with the Uniform Commercial Code (UCC) or applicable federal security regulations;
- Any mortgage pass-through security, collateralized mortgage obligation, mortgaged backed or other pay-through bond, equipment least-backed certificate, consumer receivable pass-through certificate or consumer receivable backed bond of a maximum maturity of five years, securities in this category must be rated AA or better by a national rating service and are limited to not more than 30% of surplus funds;
- Any other investment security authorized under the provisions of California Government Code Sections 5922 and 53601.

Disclosure Related to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in the market rates. Since essentially all of YCH's funds are in demand deposits, YCH has no exposure to interest rate risk.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 2 (continued)

Disclosures related to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. LAIF is not rated by a nationally recognized statistical rating organization.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The California Government Code and YCH's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits, other than the following provision for deposits: The California Government Code requires California banks and savings and loan associations to secure YCH's deposits not covered by federal deposit insurance by pledging mortgages or government securities as collateral. The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure YCH deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits. Such collateral must be held in the pledging bank's trust department in a separate depository in an account for YCH.

The custodial risk for investments is the risk that, in the event of the failure of the counterparty (broker-dealer, etc) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and YCH's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for investments. With respect to investments, custodial credit risk generally applies only to direct investments in marketable securities. Custodial credit risk does not apply to a local government's indirect investment in securities through the use of mutual funds or government investment pools (such as LAIF)

YCH has executed "General Depository Agreement" with the First Northern Bank. It states that "any portion of PHA funds not insured by a Federal insurance organization shall be fully (100%) and continuously collateralized with specific and identifiable U.S. Government or Agency securities prescribed by HUD."

YCH's exposure to custodial credit risk is as follows:

Demand deposits with banks, fully insured by FDIC	\$ 250,000
Demand deposits, covered by depository agreements	2,569,049
California Local Agency Investment Fund	<u>75,390</u>
Total demand deposits	<u>\$ 2,894,439</u>

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 2 (continued)

Investments in State Investment Pool

The Authority is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code under the oversight of the Treasurer of the State of California. The LAIF is a special fund of the California State Treasury through which local governments may pool investments. Each government agency may invest up to \$30,000,000 in each account in the fund. Investments in LAIF are highly liquid, as deposits can be converted to cash within twenty-four hours without loss of interest or principal. The full faith and credit of the State of California secure investments in LAIF.

At June 30, 2009, an account was maintained in the name of the Yolo County Housing Authority for \$75,390. The total cost value of investment in LAIF was \$75,390. The total fair value of investments in LAIF was \$75,493. The fair value total includes an unrealized gain on investments of \$103. The unrealized gain was based on a fair value adjustment factor of 1.001364207 that was calculated by the State of California Treasurer's Office.

LAIF is a part of the State of California Pooled Money Investment Account (PMIA). At June 30, 2009, the fair value of the State of California Pooled Money Investment Account (PMIA), including accrued interest, was \$50,892,735,137. The PMIA portfolio had securities in the form of structured notes totaling \$5,169,332,000 and asset-backed securities totaling \$2,296,565,000. The PMIA has policies, goals and objectives for the portfolio to make certain that the goals of safety, liquidity, and yield are not jeopardized. These policies are formulated by investment staff and reviewed by both the PMIA and LAIF Advisory Boards on an annual basis.

During 2002, California Government code was added to the LAIF's enabling legislation stating that "the right of a city, county...special district...to withdraw its deposited money from the LAIF upon demand may not be altered, impaired, or denied in any way by any state official or state agency based upon the State's failure to adopt a State Budget by July 1 of each new fiscal year." In addition, it has been determined that the State of California cannot declare bankruptcy under Federal regulations. This allows other government code stating that "money placed with the state treasurer for deposit in the LAIF shall not be subject to ...transfer or loan...or impound or seizure by any state official or state agency" to stand.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 3 - RESTRICTED CASH

Restricted cash consists of funds that are held in escrow, replacement reserves required by the lender, and funds being held by YCH on behalf of its clients. The balances are as follows:

HUD funds restricted in use for HAP payments	\$ 318,647
Replacement reserves:	
Madison Migrant Center	412,866
Davis Migrant Center	249,940
Cottonwood (RHCP)	143,790
Rural Rental USDA Davis	52,695
Tenant security deposits	189,418
Family Self Sufficiency Program participants' escrow funds	51,527
Migrant Centers (all 3) operations	<u>163,623</u>
Total restricted cash	<u>\$ 1,582,506</u>

The amounts held for the replacement of the USDA and the California Department of Housing and Community Development (RHCP and Migrant) Programs cannot be disbursed without the approval of the USDA Rural Economic and Community Development or the California Department of Housing and Community Development. These amounts are offset by restricted net assets. The RHCP replacement reserves are not fully funded and will therefore vary from the amount of restricted net assets. See also Note 9.

The amounts held for the operations of the Migrant programs can be disbursed only on expenditures that have been pre-approved by the California Department of Housing and Community Development, Office of Migrant Services. These amounts are offset by restricted net assets; however, they are not fully funded due to outstanding receivables from the State of California. See also Note 9.

The amounts held by YCH on behalf of Family Self Sufficiency Program participants and tenants are reported as payable from restricted assets. These liabilities have been fully funded as of June 30, 2009.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 4 - INTERFUND BALANCES

YCH utilizes a few cash accounts to make payments to vendors and for payroll. Costs are accrued to appropriate funds, which necessitates the use of interfund accounts. Costs are reimbursed on a periodic basis. The interfund receivable/payable balance of \$1,762,828 was eliminated in Agency-Wide Statement of Net Assets.

The interfund receivable balances are as follows:

Public Housing:		
AMP 1	\$ (3,250,413)	
AMP 2	526,290	
AMP 3	<u>4,070,261</u>	
Total Public Housing		\$ 1,346,138
Housing Choice Vouchers		<u>416,690</u>
Total interfund receivable		<u>\$ 1,762,828</u>

The interfund payables are as follows:

Central Office Cost Center		\$ 1,366,182
State and Local:		
Migrant Housing (HCD) - all programs	\$ 103,043	
ADMH	11,868	
Esparto (Joe Serna Grant)	<u>66,192</u>	
Total State and Local programs		181,103
Rental Rural Davis Housing (USDA)		49,717
Blended Component Unit - NHCDC		
Kentucky Commercial Building	1,004,167	
Cottonwood RHCP	<u>(838,341)</u>	
Total NHCDC		<u>165,826</u>
Total interfund payables		<u>\$ 1,762,828</u>

These interfund payables/receivables have been recorded as current assets and liabilities on YCH's Statement of Net Assets-Proprietary funds. A number of YCH's program general ledgers have significant liabilities, but few liquid assets. This may make the repayment of these interfund liabilities on a timely basis problematic.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 5 - CAPITAL ASSETS

Capital asset activity for the year ending June 30, 2009.

	June 30, 2008	Prior Period Adjustment	Additions	Deletions	Transfers	June 30, 2009
Capital assets, not being depreciated:						
Land	\$ 3,921,298	\$ -	\$ -	\$ -	\$ -	\$ 3,921,298
Construction In Progress	368,496	-	736,422	-	(288,783)	816,135
Total	4,289,794	-	736,422	-	(288,783)	4,737,433
Capital assets depreciated:						
Buildings and improvements	29,976,825	-	-	-	173,165	30,149,990
Equipment	758,672	-	21,730	(240,072)	115,618	655,948
Total capital assets being depreciated	30,735,497	-	21,730	(240,072)	288,783	30,805,938
Grand total capital assets	35,025,291	-	758,152	(240,072)	-	35,543,371
Accumulated depreciation:						
Total accumulated dephn	(17,249,986)	-	(892,848)	134,228	-	(18,008,606)
Total capital assets dephn, net	13,485,511	-	(871,118)	(105,844)	288,783	12,797,332
Total capital assets, net	\$ 17,775,305	\$ -	\$ (134,696)	\$ (105,844)	\$ -	\$ 17,534,765

The changes by project are as follows:

	June 30, 2008	Prior Period Adjustment	Additions	Deletions	Transfers	June 30, 2009
TOTAL CAPITAL ASSETS:						
Public Housing	\$ 26,472,384	\$ -	\$ -	\$ (52,632)	\$ 257,511	\$ 26,677,263
Capital Fund Grant	225,797	-	62,986	-	(288,783)	-
Housing Choice Voucher	36,594	-	-	-	-	36,594
Davis (USDA)	340,939	-	-	-	-	340,939
Esparto	319,919	-	-	-	-	319,919
Meadowlark/Trinity	-	-	673,436	-	-	673,436
Central Office Cost Center	5,940,563	-	21,730	(187,440)	31,272	5,806,125
Cottonwood (RHCP)	1,689,095	-	-	-	-	1,689,095
Total capital assets	35,025,291	-	758,152	(240,072)	-	35,543,371
DEPRECIATION:						
Public Housing	(15,125,583)	-	(639,063)	-	-	(15,764,646)
Capital Fund Grant	-	-	-	-	-	-
Housing Choice Voucher	(36,594)	-	-	-	-	(36,594)
Davis (USDA)	(217,553)	-	(7,503)	-	-	(225,056)
Esparto	-	-	-	-	-	-
Meadowlark/Trinity	-	-	-	-	-	-
Central Office Cost Center	(1,575,619)	-	(206,461)	134,228	-	(1,647,852)
Cottonwood (RHCP)	(294,637)	-	(39,821)	-	-	(334,458)
Total depreciation	(17,249,986)	-	(892,848)	134,228	-	(18,008,606)
Net	\$ 17,775,305	\$ -	\$ (134,696)	\$ (105,844)	\$ -	\$ 17,534,765

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 6 - LONG TERM DEBT

The following is a schedule of the changes in long-term debt for the current fiscal year:

	Balance 6/30/08	Loans Issued	Payments	Balance 6/30/09	Short-term Portion	Long-term Portion
Office Mortgage 1	\$ 2,128,696	\$ -	\$ (48,724)	\$ 2,079,972	\$ 53,609	\$ 2,026,363
Office Mortgage 2	180,000	-	(90,000)	90,000	90,000	-
Office Mortgage 3	160,000	-	-	160,000	-	160,000
Esparto FWHsg	331,269	-	-	331,269	-	331,269
Esparto CDBG	29,887	-	(2,393)	27,494	2,393	25,101
USDA Davis Note	3,165	-	(775)	2,390	896	1,494
NHCDC:						
Cottonwood RHCP	368,800	-	-	368,800	-	368,800
Cottonwood Mortg	1,803,245	-	(41,804)	1,761,441	45,629	1,715,812
Totals	<u>\$ 5,005,062</u>	<u>\$ -</u>	<u>\$ (183,696)</u>	<u>\$ 4,821,366</u>	<u>\$ 192,527</u>	<u>\$ 4,628,839</u>

Following is a schedule of debt payment requirements to maturity for the mortgages and loans noted above except for the Joe Serna Jr. Farmworker Housing Grant (Esparto FWHsg).

Year ending	Office Mortgages		Government Loans		NHCDL Mortgages		Total
	Principal	Interest	Principal	Interest	Principal	Interest	
2010	\$ 143,609	\$ 123,663	\$ 3,289	\$ 904	\$ 45,629	\$ 98,170	\$ 415,264
2011	104,668	118,100	3,460	733	17,417	97,672	342,050
2012	107,840	113,179	3,178	647	18,424	96,664	339,932
2013	111,195	108,073	2,697	566	19,490	95,599	337,620
2014	74,746	103,356	2,779	484	20,618	94,471	296,454
2015-2019	384,623	454,866	383,281	1,104	122,421	453,022	1,799,317
2020-2024	509,910	329,580	-	-	162,174	413,269	1,414,933
2025-2029	676,007	163,483	-	-	214,835	360,608	1,414,933
2030-2031	217,374	9,030	-	-	1,140,433	95,573	1,462,410
	<u>\$ 2,329,972</u>	<u>\$ 1,523,330</u>	<u>\$ 398,684</u>	<u>\$ 4,438</u>	<u>\$ 1,761,441</u>	<u>\$ 1,805,048</u>	<u>\$ 7,822,913</u>

On November 23, 2005, YCH obtained three loans as follows:

- Office Mortgage 1 - \$2,240,000 borrowed at an initial rate of 5.560% per annum from the First Northern Bank. This note is collateralized by YCH's main office building at 147 Main Street, Woodland, California. The loan matures on December 15, 2030 and requires monthly payments of \$13,991.
- Office Mortgage 2 - \$180,000 borrowed at a variable interest rate of 1.25% below the First Northern Bank Base Commercial Loan Rate, from the First Northern Bank. The note is collateralized by YCH's facility at 1212 L Street, Davis, California. The note requires monthly interest only payments, with the exception of two principal payments of \$90,000 each due January 2009 and 2010. The interest rates for the year ranged from 3.5% to 4%. The final payment on this loan was made December 15, 2009. The loan is now paid in full.
- Office Mortgage 3 - \$480,000 borrowed at a variable rate of 1.25% below the First Northern Bank Base Commercial Loan Rate, from the First Northern Bank. This note is collateralized by YCH's main office building at 147 Main Street in Woodland. The note requires monthly interest only

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 6 (continued)

payments. The interest rates for the year ranged from 3.5% to 4%. Loan principal payments of \$160,000 were due and paid on January 15, 2007 and 2008. The remaining \$160,000 owed has been restructured with annual payments of \$50,000 due January 2011, 2012, and 2013. The final \$10,000 is due January 2014. Interest only payments continue to be due monthly on the balance owed.

- Loan costs of \$44,303 were paid to obtain these three loans. The entire amount is being amortized over 20 years. The unamortized amount of \$20,654 is reported as noncurrent assets.

On October 2, 2003, YCH received a Joe Serna Jr. Farmworker Housing Grant from the State of California. The grant, totaling \$600,000, was issued by the State to assist in the acquisition and development of real property located in Esparto, California. Between March 2004 and October 2005, YCH requisitioned and received \$331,269 of this grant. The property was purchased and the building permits pulled. No further activity has occurred. YCH has reported this grant as a long-term liability. This presentation is the most conservative, until the project is complete and the State is satisfied with the manner in which their funds were spent. No interest has been paid or accrued in relation to this grant.

On May 25, 2004, the County of Yolo, Planning and Public Works Department loaned YCH \$38,250. The loan was made from the County's Community Development Block Grant (CDBG) to aid in the funding of the development located in Esparto, California. The loan earns interest at a rate of 3% per annum and requires quarterly payments of \$816.

The USDA note accrues interest at a rate of 1% per annum and requires monthly payments of \$77.50. YCH made payments totaling \$775 during the fiscal year ended June 30, 2009, none of which was allocated to interest.

YCH administers three Migrant Housing Centers on behalf of the State of California, Department of Housing and Community Development (HCD). These Migrant Centers typically sit on land owned by the County, but the buildings are owned by the State. On an annual basis, YCH receives operating and rehabilitation grants to operate and maintain these centers. Two of the centers have been extensively remodeled using grants and loans from the U.S. Department of Agriculture (USDA). These loans are obligations of the State. However, the annual operating grant contains a value for the servicing of this debt. This amount is requisitioned from HCD, paid to USDA and posted as interest expense in YCH's books of accounts. Neither the capital assets nor the long-term debt is reported in YCH's financial statements.

On October 23, 2001, the New Hope Community Development Corporation (NHCDC), a California non-profit public benefit corporation, purchased property known as the Cottonwood Meadows Apartments (47 units). These apartments were originally built with funding from the California Department of Housing and Community Development (HCD) under the Rental

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 6 (continued)

Housing Construction Program (RHCP). To acquire this property, YCH was required to assume the RHCP regulatory agreement and a \$368,800 note with HCD. Among other things, the regulatory agreement restricts the occupancy of 14 of the apartments to tenants with certain specified income levels and requires the establishment and maintenance of replacement and operating reserves, including annual deposits into each. The HCD note is deferred until 2017 at which time the principal balance of \$368,800 is due.

On December 22, 2005, NHCDC refinanced the property known as Cottonwood Meadows Apartments. NHCDC borrowed \$1,900,000 from First Northern Bank and paid off the \$1.2 million loan with Yolo Community Bank. This loan is amortized over 25 years, requires monthly payments of \$11,868 and earns interest at a rate of 5.56% per annum. Loan fees of \$29,437 were paid to acquire this loan. These fees are being amortized over the life of the loan. The unamortized amount of \$21,824 is reported as noncurrent assets. On September 3, 2009, this loan was renegotiated to decrease the monthly payment to \$9,591. The interest rate and maturity date of December 31, 2030, remain the same. The terms of the loan, as they are now, will require a balloon payment of \$1,099,893 at maturity.

During the fiscal year ended June 30, 1999, HUD directed YCH to remove all HUD-guaranteed debt from their books of accounts. This debt included \$6,847,600 of HUD permanent notes and \$6,590,186 of interest accrued on these notes, \$103,720 of outstanding Federal Financing Bank notes, and \$205,000 of outstanding New Housing Bonds. These HUD-guaranteed notes and bonds have not been forgiven by HUD. The Public Housing Program's Annual Contributions Contract (ACC) states that all debt service requirements related to these notes will be HUD's responsibility. Therefore, it is management's opinion that YCH is not liable for this debt unless the federal government fails to honor the ACC. Accordingly, these amounts have been removed from YCH's books of accounts.

Interest activity for the loans are as follows:

	Expensed	Paid	Payable Current
Mortgage 1	\$ 119,260	\$ 119,260	\$ -
Mortgage 2	5,463	5,463	-
Mortgage 3	5,829	5,829	-
USDA Davis Note	-	-	-
Esparto CDBG	870	870	-
Migrant - Davis Housing Center	59,779	59,779	-
Migrant - Madison Housing Center	88,136	88,136	-
NHCDC - Cottonwood Mortgage	100,609	100,609	5,568
Totals	<u>\$ 379,946</u>	<u>\$ 379,946</u>	<u>\$ 5,568</u>

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 7 - DUE TO OTHER AGENCIES

Due to other agencies consist of the following:

County of Yolo - PILOT	\$ 377,234
Taxes	9,181
State of California - Migrant rent collection:	
Davis Center	123,414
Madison Center	189,887
Dixon Center	<u>178,006</u>
Total due to other agencies	<u><u>\$ 877,722</u></u>

In connection with the Public Housing Program, YCH is obligated to make annual payments in lieu of property taxes (PILOT) to the County of Yolo based on the lesser of the assessable value of owned housing, times the current tax rate; or 10% of the dwelling rents collected, net of utilities expense.

In an agreement dated April 2, 2009, the County of Yolo and YCH agreed to use only the 10% of shelter rent calculation for PILOT for fiscal years ending 2003, and 2005-2011. This agreement also forgave the payment of PILOT for the fiscal years ended 2003 and 2005 and set up a repayment agreement for the PILOT owed for the fiscal years ended 2006-2008. As of June 30, 2008, YCH owed the County of Yolo \$714,453 in PILOT. Of this amount \$257,434 was forgiven and shown as a prior period adjustment (see also Note 10), \$229,009 was paid in May 2009, with the remaining \$229,752 shown as a current liability in the current fiscal year. This current liability combined with the current year PILOT expense of \$147,482 makes up the figure noted above. These amounts had been paid to the County of Yolo as of August 26, 2009.

The State of California, Department of Housing and Community Development (HCD), provides YCH with grants to operate each of the three migrant centers. In general, all rents and other charges collected from the tenants of these centers are payable to HCD. The above represents collections retained, but not yet forwarded to HCD as of June 30, 2009 for each center.

The Cottonwood Meadows Apartments, owned by the New Hope Community Development Corporation (NHCDC) and administered under a regulatory agreement with the California Department of Housing and Community Development (HCD), owes the County of Yolo \$9,181 in property taxes.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 8 - UNEARNED REVENUE

In August 2006, YCH executed a lease with a chiropractic practice (the tenant). Under the terms of this 10 year lease, YCH has agreed to rent approximately 2,800 square feet of YCH's office building located at 147 West Main Street in Woodland. The stated rent of the lease is \$2,520 per month. YCH has agreed to credit the tenant for \$220,300 of tenant improvements in the form of free rent. YCH's acceptance of these tenant improvements resulted in a \$220,300 increase in book value of the building in the Public Housing Program and a \$220,300 credit to unearned revenue. As of June 30, 2009, \$142,961 of unearned revenues exists, including \$31,421 of unearned revenue classified as a current liability.

In addition to the short-term portion of the prepaid lease liability noted above, unearned revenue includes \$1,067 of prepaid rent for the migrant programs.

Note 9 - NET ASSETS

A. Investment in Capital Assets, Net of Related Debt

Investment in capital assets, net of related debt consists of the following:

Fixed assets, net of depreciation (Note 5)	\$ 17,534,765
Long term debt (Note 6)	(4,628,839)
Current portion of long term debt (Note 6)	(192,527)
Accrued interest on long term debt (Note 6)	<u>(5,568)</u>
Investment in capital assets, net of related debt	<u><u>\$ 12,707,831</u></u>

B. Restricted Net Assets

Net assets are reported as restricted when constraints placed on the net asset use are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or imposed by law through constitutional provisions or enabling legislation. YCH has reported the following as restricted net assets:

Excess HAP funding - Housing Choice Voucher	\$ 318,647
Madison Migrant Center Replacement Reserve	412,866
Davis Migrant Center Replacement Reserve	230,556
Cottonwood RHCP Replacement Reserves	176,627
Migrant program operating reserve	163,779
USDA Davis Replacement Reserve	<u>52,695</u>
	<u><u>\$ 1,355,170</u></u>

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 9 (continued)

The excess HAP restricted reserves represent funds received from HUD in excess of the amounts expended by YCH for HAP. Base on HUD directive, these funds may only be used for future HAP payments and any excess received must be restricted in its use. In May 2009, HUD advised all housing authorities that a portion of the excess HAP reserve may be recaptured through reduced funding in 2009. YCH had no excess HAP funding recaptured during 2009. The current excess HAP funding activity for the year was:

Balance as of July 1, 2008		\$ 1,248,218
HUD funding for HAP	\$ 8,213,958	
HAP expense	<u>(9,158,461)</u>	
Use of excess HAP reserves		(944,503)
Interest and fraud recovery revenue		<u>14,932</u>
Balance as of June, 30, 2009		<u><u>\$ 318,647</u></u>

All the restricted reserves noted above, with the exception of the Cottonwood RHCP replacement reserve, are fully funded. The majority of these funds are on deposit with First Northern Bank earning an interest rate of 0.75%. The Cottonwood RHCP replacement reserve cash is in deficit of the restricted net assets by \$32,837.

C. Deficit Net Assets

Several of YCH's programs have either deficit net assets or deficit unrestricted net assets. A schedule of all YCH's programs' net assets is as follows:

	Capital assets, Net of debt	Restricted Net assets	Unrestricted Net Assets	Total Net Assets
Public Housing	\$10,912,618	\$ -	\$ 1,168,120	\$ 12,080,738
Housing Choice Vouchers	-	318,647	268,848	587,495
Capital Fund	-	-	-	-
USDA - Davis Solar	113,493	52,695	9,389	175,577
Central Office Cost Center	1,828,300	-	(981,123)	847,177
Migrant -Madison Housing Center	-	435,057	(49,614)	385,443
Davis Housing Center	-	269,289	-	269,289
Dixon Housing Center	-	102,700	-	102,700
Rehabilitation	-	155	-	155
Esparto Development	(38,844)	-	(66,191)	(105,035)
ADMH	673,436	-	(11,868)	661,568
NHCDC - RHCP - Cottonwood	(781,172)	176,627	870,847	266,302
Kentucky Commercial Bldg	-	-	(1,004,167)	(1,004,167)
Totals	<u>\$12,707,831</u>	<u>\$1,355,170</u>	<u>\$ 204,241</u>	<u>\$ 14,267,242</u>

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 10 - PRIOR PERIOD ADJUSTMENTS

During 2004, YCH secured a series of loans in violation of Section 30 of the U.S. Housing Act of 1937 and Section 7 of the Annual Contributions Contract and used these funds to purchase and rehabilitate an office building used for YCH's administration. During the year ended June 30, 2006, YCH recorded a \$1,765,000 liability to HUD which approximated their best estimate of the amount of ineligible costs funded by HUD as part of YCH's Capital Fund Program (CFA # 14.872) for this activity. Since that time, YCH has attempted to cure the deficiencies related to the expenditure of the original funds by placing the property acquired with these funds under Declaration of Trust and by having the property's development proposal retroactively approved by the local HUD office (January 9, 2009). This approved proposal released YCH of its requirement to repay any portion of the Capital Funds used to pay for the acquisition and rehabilitation of the administration building, provided that any portion of the building used by or benefitting uses other than the Low Income Public Housing program pay fair market rent. In a letter dated March 15, 2010, YCH received final approval of the Capital Fund Financing Plan associated with this property, allowing Capital Funds to be used for future debt service of these two loans secured by the administration building. The \$1.7 million liability has been removed and net assets increased as of July 1, 2008.

In an agreement dated April 2, 2009, the County of Yolo agreed to forgive the payment of PILOT for the fiscal years ended 2003 and 2005. PILOT accrued for these years was \$257,434. This liability was removed and net assets increased as of July 1, 2008.

Prior to July 1, 2006, YCH's three migrant programs accumulated large unsupported balances that predated their current accounting system. These balances were shown as liabilities in two programs of \$406,906 and a deficit fund balance in the other program of \$393,831. During the current fiscal year, YCH requested and received approval from HCD to net these three amounts. The liabilities were removed in two of the three programs, while fund balance was increased in the third program as of July 1, 2008. The net \$13,075 was reported as revenue of the Central Office Cost Center in the current fiscal year.

During the fiscal year ended June 30, 2009, the County of Yolo informed New Hope Community Development Corporation that its property taxes had been calculated incorrectly for the past few years. An additional \$9,181 was assessed to the RHCP project for 2007. This amount was reported as a prior period adjustment decreasing net assets as of July 1, 2008. This amount remains payable as of June 30, 2009 and is reported as a liability, Due to Other Governments.

These four events caused YCH to recognize prior period adjustments totaling \$2,407,084, as of July 1, 2008. The first three events listed above increased net assets, while the last event decreased net assets.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 11 - DEFINED BENEFIT PENSION PLAN

A. Plan Description

YCH contributes to the California Public Employees Retirement System (PERS), an agent multi-employer public employee defined benefit pension plan. PERS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. PERS acts as a common investment and administrative agent for participating public entities within the State of California. Benefit provisions and all other requirements are established by State statutes within the Public Employees' Retirement Law. PERS issues a separate comprehensive annual financial report. Copies of the PERS' annual financial report may be obtained from their executive office - 400 P Street - Sacramento, CA 95814.

B. Funding Policy

Participants are required to contribute 7.0% of their annual covered salary. YCH makes 50% of the contribution required of the employees on their behalf and for their account. YCH is required to contribute the actuarially determined remaining amounts necessary to fund the benefits for its members. The actuarial methods and assumptions used are those adopted by the PERS Board of Administration. The required employer contribution rate for the fiscal year ended June 30, 2009 was 8.917% of annual covered payroll. The current contribution rate is 9.157%, while the contribution rate for the fiscal year ending June 30, 2011, is expected to increase to 9.816%. The contribution requirements of plan members and YCH are established and may be amended by PERS.

C. Annual Pension Cost

For the fiscal year ended June 30, 2009, YCH's annual pension cost of \$123,573 for PERS was equal to YCH's required contributions. YCH made payments to PERS totaling \$216,969. These payments consisted of \$46,698 contributions made by employees and \$170,271 contributions made by YCH on behalf of its employees. The required contribution for the fiscal year ended June 30, 2009, was determined as part of the June 30, 2006, actuarial valuation using the entry age normal actuarial cost method with the contributions determined as a percent of pay. The actuarial assumptions included (a) 7.75% investment rate of return (net of administrative expenses), (b) projected annual salary increases that vary by duration of service, and (c) 3.25% per year cost-of-living adjustments. Both (a) and (b) include an inflation component of 3.0%. The actuarial value of PERS assets was determined using techniques that smooth the effects of short-term volatility in the market value of investments over a fifteen year period (smoothed market value). PERS unfunded actuarial accrued liability (or excess assets) is being amortized as a level percentage of projected payroll on a closed basis.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 11 (continued)

D. Three-Year Trend Information for PERS

<u>Fiscal Year Ended</u>	<u>Annual Pension Cost (APC)</u>	<u>Percentage of APC Contributed</u>	<u>Net Pension Obligation</u>
6/30/06	\$ 118,155	100%	\$ 0
6/30/07	135,599	100%	0
6/30/08	107,785	100%	0

E. Required Supplementary Information

YCH is a participant in the PERS 2% at 55 Risk Pool. PERS makes certain annual valuations for the Risk Pool as a whole rather than valuations for YCH specifically. The required supplementary information for YCH's Risk Pool in thousands is as follows:

<u>Valuation Date</u>	<u>Entry Age Normal Accrued Liability</u>	<u>Actuarial Value of Assets</u>	<u>Unfunded Liability/ (Excess) Assets</u>	<u>Funded Status</u>	<u>Annual Covered Payroll</u>	<u>URAL As a % of Payroll</u>
6/30/06	\$2,754,396	\$2,492,226	\$ 262,170	90.5%	\$ 699,897	37.5%
6/30/07	2,611,747	2,391,434	220,312	91.6%	665,523	33.1%
6/30/08	2,780,281	2,547,323	232,957	91.6%	688,607	33.8%

F. YCH's Side Fund With PERS

YCH is a participant in the PERS 2% at 55 Risk Pool. At the time YCH joined the Risk Pool, a Side Fund was created to account for the difference between the funded status of the Risk Pool and the funded status of YCH's plan. As of June 30, 2008 and 2007, YCH's Side Fund had a negative balance of \$337,226 and \$329,003, which will cause YCH's required employer's contribution rate to be increased by the amortization of the Side Fund. PERS intends to amortize the negative balance in the Side Fund over the next 27 years.

Note 12 - OTHER POST-EMPLOYMENT BENEFIT PROGRAM (OPEB)

Plan Description: The OPEB provided by YCH is medical plan coverage. YCH offers its retired employees/commissioners health insurance through CALPERS. To be eligible for this benefit, the former employee/commissioner must be fifty years of age and have five years of credited service. The employee cannot terminate employment before meeting the age condition and be entitled to receive benefits. YCH's agreement with CALPERS essentially states that YCH will eventually be required to provide retiree medical benefits identical to that which it provides for active employees in the same plan at the same coverage. The plan provides for 100% of the medical premium for retired employees and spouses and 40% of the medical premium for retired commissioners and their spouses.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 12 (continued)

Eligibility: As of June 30, 2009, eleven employees and one commissioner were eligible to receive these benefits. YCH had another 31 employees who are eligible for the program, but are not receiving benefits due to the fact that they are not retired from YCH as of June 30, 2009.

Requirements of GASB 45: The Government Accounting Standards Board (GASB) has mandated disclosure of other post employment benefit (OPEB) liabilities for all government employers beginning, for YCH, with the fiscal year beginning July 1, 2009. YCH has chosen to adopt GASB 45 one year early. During the prior fiscal years, YCH had administered this program on a pay-as-you-go basis. Actual program costs were expensed in the period incurred. To comply with GASB 45, YCH received an actuarial report for the program which estimated the present value of the projected benefits of the OPEB program. The actuarial report was performed by Bickmore Risk Services & Consulting.

Funding Policy: The goal of GASB 45 is to match recognition of retiree medical expense with the periods during which the benefit is earned. The entry age normal cost method effectively meets this goal in most circumstances. YCH has adopted an entry age normal cost, pay-as-you-go, approach to the funding of their other post employment benefit (OPEB) liability. YCH makes 100% of the retired employees/commissioner medical premium payments to the healthcare benefit provider. YCH is reimbursed 60% of the premiums for the retired commissioner. During the current fiscal year, YCH made payments totaling \$57,857. No portion of the OPEB liability has been funded by YCH to date. The difference between the actuarially determined OPEB annual required contribution and the actual amounts paid to the healthcare benefit provider on behalf of retirees for the current fiscal year has been allocated to all programs, based on the current retirees allocation, and reported as a long-term liability of \$303,496.

Annual OPEB Cost, Net OPEB Obligation, and Funding Status:

	<u>June 30, 2009</u>
Actuarial Present Value of	
Projected Benefits (APVPB):	
Actives	\$ 4,149,495
Retirees	<u>1,816,536</u>
	<u><u>\$ 5,966,031</u></u>
Actuarial Accrued Liability (AAL):	
Actives	\$ 1,925,920
Retirees	<u>1,816,536</u>
AAL (all unfunded)	<u><u>\$ 3,742,456</u></u>
	250.8% of covered payroll

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 12 (continued)

	<u>June 30, 2009</u>	
Annual Required Contribution (ARC)		
Normal Costs	\$ 205,866	13.8% of covered payroll
Amortization of unfunded AAL	147,728	
Interest to 6/30/2009	<u>7,759</u>	
Total ARC (annual OPEB costs)	361,353	24.2% of covered payroll
Contributions made	<u>(57,857)</u>	
Increase in net OPEB obligation	303,496	
Net OPEB obligation, beginning of the year	-	
Net OPEB obligation, end of the year	<u>\$ 303,496</u>	
 Covered payroll	 <u>\$ 1,492,000</u>	

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. Since this is the first year of OPEB presentation, the schedule of funding progress is not presented.

Actuarial Methods and Assumptions: Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

The valuation date of YCH's most recent actuarial report was January 1, 2009. The funding method used was the entry age normal cost, level percent of pay. The plan has not been funded; but if it had, the market value of assets method would have been used to value the assets. The actuarial assumptions included a 4.5% discount rate for unfunded plans, salary increases assumed at 3.25% per year, and assumed increases for amortization of payments of 3.25% per year.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 13 - DEFERRED COMPENSATION PLAN

YCH offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan is administered by the ICMA Retirement Corporation. The plan, available to all regular employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are held in trust for the exclusive benefits of participants and their beneficiaries.

A total of \$180,417 is being held by the ICMA Retirement Corporation on behalf of YCH's employees. These funds are not recorded as assets of YCH since they are held in trust for the exclusive benefit of participants and their beneficiaries and are not subject to claims of YCH's general creditors.

Note 14 - CONTINGENT LIABILITIES

A. Grants

YCH has received funds from various federal, state and local grant programs. It is possible that at some future date it may be determined that YCH was not in compliance with applicable grant requirements. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although YCH does not expect such disallowed amounts, if any, to materially affect the financial statements.

B. Prior Year Single Audit Report

In a letter dated May 15, 2007, the HUD Regional Office in San Francisco informed YCH that YCH's Single Audit for the year ended June 30, 2006, will remain "open" until further notice. The letter from HUD stated that, "We also have concerns regarding the quality of the audit and will bring these concerns to the attention of the Quality Audit Assurance Division in Headquarters for review." Further, the letter stated that YCH's Single Audit for the year ending June 30, 2005, also remained "open." Although the ultimate resolution of this matter is not determinable at this time, YCH does not expect this matter to have a material effect on the financial statements.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 15 - RISK MANAGEMENT

Workers Compensation Insurance: YCH participates in a joint venture under a Joint Powers Agreement (JPA) with the California Housing Workers' Compensation Authority (CHWCA). CHWCA was formed to provide workers' compensation insurance coverage for member housing authorities. At December 31, 2008, there were thirty-one members. The relationship between YCH and CHWCA is such that CHWCA is not a component unit of YCH for financial reporting purposes.

Condensed CHWCA audited financial information for the year ended December 31, 2007 and 2008 are as follows:

	December 31, 2008	December 31, 2007
Total assets	\$ 23,509,064	\$ 20,827,232
Total liabilities	<u>(11,901,569)</u>	<u>(11,838,302)</u>
Net assets	<u>\$ 11,607,495</u>	<u>\$ 8,988,930</u>
 Total revenues	 \$ 5,766,523	 \$ 5,886,727
Total expenses	<u>(3,147,958)</u>	<u>(6,539,612)</u>
Net change in net assets	<u>\$ 2,618,565</u>	<u>\$ (652,885)</u>

CHWCA had no long-term debt outstanding at December 31, 2008. YCH's share of year end assets, liabilities, or retained earnings has not been calculated. YCH's annual premium is based on covered payroll. Premium paid for the fiscal year ended June 30, 2009, was \$76,502. The premium for the calendar year 2009 is scheduled to decrease 28% over what was charged in the prior calendar year. CHWCA issues a separate comprehensive annual financial report. Copies of this report may be obtained by contacting Bickmore Risk Services, 6371 Auburn Boulevard, Suite B, Citrus Heights, California, 95621.

Property and Liability Insurance: YCH participates in a joint venture under a Joint Powers Agreement (JPA) with the California Housing Authority Risk Management Agency (CHARMA). CHARMA was formed to provide property and liability coverage to its members. At May 31, 2008, there were six members including YCH. YCH's property insurance deductible varied by location, however in no case was it more than \$25,000 per occurrence. YCH's liability insurance had a \$50,000 deductible per occurrence. YCH's automobile insurance had no deductible for comprehensive damage and collision damage. YCH paid premiums to CHARMA of approximately \$256,904 during the policy period June 1, 2008 through May 31, 2009. The relationship between CHARMA and YCH is such that CHARMA is not a component unit of YCH for financial reporting purposes.

CHARMA's governing board controls the operations of the JPA, including selection of management and approval of operating budgets independent of any influence by member

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 15 (continued)

authorities beyond their representation on the board. Each member pays a premium commensurate with the level of coverage requested, and shares surpluses and deficits proportionately to its participation in CHARMA. At the annual CHARMA Board of Directors meeting, held in March 2009, the Directors discussed the dissolution of CHARMA effective May 31, 2010. CHARMA ceased to provide its members with insurance as of May 31, 2009.

Condensed CHARMA audited financial information for the year ended May 31, 2008 and 2009, are as follows:

	<u>May 31, 2009</u>	<u>May 31, 2008</u>
Total assets	\$ 6,404,562	\$ 6,818,736
Total liabilities	<u>(549,998)</u>	<u>(1,041,290)</u>
Retained earnings	<u>\$ 5,854,564</u>	<u>\$ 5,777,446</u>
Total revenues	\$ 2,683,822	\$ 3,340,975
Total expenses	(1,980,084)	(2,683,203)
Equity distribution	<u>(626,620)</u>	<u>-</u>
Net change in retained earnings	<u>\$ 77,118</u>	<u>\$ 657,772</u>

CHARMA has no long term debt outstanding at May 31, 2008. YCH's share of year-end assets, liabilities, or retained earnings has not been calculated.

CHARMA is also a member of the Employment Risk Management Authority (ERMA) for coverage against employment practices liability claims. Although CHARMA ceased to provide insurance to its members as of June 1, 2009, it continued to provide insurance through ERMA for employment practices liability. YCH will pay a premium of \$21,309 for this insurance for the year ended May 31, 2010.

YCH procured insurance beginning June 1, 2009 through the Housing Authority Insurance Group with the Housing Authority Risk Retention Group and Travelers. The limits for property and liability insurance are \$5 million for both YCH and the Dixon Housing Authority, with deductibles of \$25,000 per occurrence. The limits for automobile insurance are \$5 million for owned autos, \$1 million for non-owned hired autos, and \$1 million for uninsured motorist. The limit for employee benefit administration liability is \$1 million, with a deductible of \$1,000. It is management's opinion that this coverage is equal to or better than the previous coverage through CHARMA. The annual premiums paid for this coverage will be approximately \$114,500, which is approximately half the cost of the previous year's insurance.

**YOLO COUNTY HOUSING
NOTES TO THE BASIC FINANCIAL STATEMENTS
JUNE 30, 2009**

(Continued)

Note 16 - FINANCIAL CONDITION

The following are indications of adverse financial conditions of YCH:

- Over the past four fiscal years YCH's Net Assets have dropped a total of \$3 million (17%). Specifically, Net Assets dropped \$4.5 million during the fiscal years ended June 30, 2006 through 2008, but increased \$1.5 million during the current fiscal year. The current year increase is due to YCH's settlement of some long-term issues which reduced liabilities. YCH came to agreements with HUD, HCD, and the County of Yolo which essentially eliminated debt totaling \$2.4 million, increasing net assets.
- For the first time in four fiscal years, YCH has an agency-wide surplus of Unrestricted Net Assets. However, several programs individually remain in a deficit position. The State and Local programs (migrant and the Esparto property) and the NHCDC component unit have limited resources to generate positive results. Their combined deficit unrestricted net assets of \$250,000 may not be recovered by YCH in a timely fashion. YCH's Central Office Cost Center has a deficit unrestricted net assets of nearly \$1 million.
- In June 2007, HUD issued a report on YCH's Public Housing Assessment Systems indicators for the fiscal year ended June 30, 2006. HUD's report stated that YCH "is now considered financially troubled" and that due to cash liquidity issues YCH "is not considered financially viable." A copy of HUD's report, which was issued on June 29, 2007, can be obtained at the Yolo County Housing administrative offices. On March 6, 2008, YCH was notified by HUD that the corrective actions taken by YCH to address the deficiencies identified in the report had been reviewed and approved. Although HUD will continue to monitor YCH, the review is considered closed. Due to changes in the financial reporting to HUD through REAC, the PHAS score for the current fiscal year is not yet available.
- The audited version of the annual financial reporting to HUD REAC for the fiscal year ended June 30, 2008, has not been submitted by YCH as of the audit report date.

Note 17 - OTHER MATTERS

YCH is a limited partner in one tax credit property known as Eleanor Roosevelt Circle. The YCH's ownership is .003% and the limited partnership, not YCH, is responsible for the project, its indebtedness and management. The majority of the project is owned by the National Equity Fund, a tax credit syndicator and subsidiary of LISC.

New Hope CDC is a general managing partner in one tax credit property known as Cesar Chavez Plaza. NHCDC's ownership is .003% and the limited partner, not NHCDC, is responsible for the project, its indebtedness and operations management. The majority of the project is owned by the National Equity Fund, a tax credit syndicator and subsidiary of LISC.

SUPPLEMENTAL INFORMATION

**YOLO COUNTY HOUSING
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2009**

<u>Federal Grantor</u>	<u>CFA Number</u>	<u>Expenditures</u>	
Department of Housing and Urban Development (HUD):			
Direct Programs:			
Public and Indian Housing	14.850	691,258	*
Housing Choice Voucher Program	14.871	10,218,866	*
Public Housing - Capital Fund Program	14.872	<u>419,360</u>	*
Total federal expenditures (HUD)		<u>\$ 11,329,484</u>	

* Major federal program.

Notes to the schedule of expenditures of federal awards:

1. The above schedule of expenditures of federal awards includes the federal grant activity of Yolo County Housing, and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.
2. The Public and Indian Housing Program expenditures reported above consist only of the operating subsidy amount received from HUD for the fiscal year ended June 30, 2009.
3. The expenditures reported above for the Housing Choice Voucher Program represent HUD funding to the extent that the funding has been expended by YCH. For the current fiscal year, the expenditures of federal awards agrees with the program's expenditures. The program's expenditures were more than the awards received from HUD; however, excess HAP funds were used to cover the deficit. All remaining excess HAP funds are shown as restricted net assets.
4. Expenditures for the Public Housing Capital Fund Program reported above agree with actual revenues and expenditures, including expenditures made for capital assets and operating transfers to the Public Housing Program, for the fiscal year.
5. YCH also administers a USDA, Rural Economic and Community Development project. YCH received no rental subsidy for this project during the fiscal year ended June 30, 2009. Therefore no expenditures of federal awards are reported above.

The accompanying Independent Auditors' Report and notes are an integral part of this statement.

YOLO COUNTY HOUSING
FINANCIAL DATA SCHEDULE (CA044) BALANCE SHEET
JUNE 30, 2009
page 1 of 2

	Project Total	Blended Component Unit NHCDC	Housing Choice Voucher 14,871	Other State and Local	USDA 10,427	Central Office Cost Center	Subtotal	Eliminations	Total
111 Cash - Unrestricted	\$ 54,784	\$ 31,470		\$ 261,489	\$ 15,391	\$ 948,876	\$ 1,312,010		\$ 1,312,010
113 Cash - Other Restricted		\$ 143,790	\$264,692	\$ 826,429	\$ 52,695	\$ 105,482	\$ 1,393,088		\$ 1,393,088
114 Cash - Tenant Security Deposits	\$ 137,347	\$ 21,614		\$ 29,937	\$ 520		\$ 189,418		\$ 189,418
100 Total Cash	\$ 192,131	\$ 196,874	\$264,692	\$1,117,855	\$ 68,606	\$ 1,054,358	\$ 2,894,516		\$ 2,894,516
121 Accounts Receivable - PHA Projects			\$ 11,871				\$ 11,871		\$ 11,871
124 Accounts Receivable - Other Government		\$ 4,790		\$ 335,326	\$ 37,654	\$ 1,164	\$ 378,934		\$ 378,934
125 Accounts Receivable - Miscellaneous	\$ 400			\$ 36,014			\$ 36,414		\$ 36,414
126 Accounts Receivable - Tenants	\$ 60,249	\$ 1,221		\$ 63	\$ 6,134	\$ -	\$ 67,667		\$ 67,667
126.1 Allowance for Doubtful Accounts - Tenants	\$ (15,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (15,000)		\$ (15,000)
126.2 Allowance for Doubtful Accounts - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$ 45,649	\$ 6,011	\$ 11,871	\$ 371,403	\$ 43,788	\$ 1,164	\$ 479,886		\$ 479,886
142 Prepaid Expenses and Other Assets	\$ 7,598	\$ 13,712				\$ 35,145	\$ 56,455		\$ 56,455
143 Inventories	\$ 91,411						\$ 91,411		\$ 91,411
143.1 Allowance for Obsolete Inventories	\$ (9,141)						\$ (9,141)		\$ (9,141)
144 Inter Program Due From	\$ 4,596,551		\$416,690				\$ 5,013,241	\$ (5,013,241)	\$ -
150 Total Current Assets	\$ 4,924,199	\$ 216,597	\$693,253	\$1,489,258	\$ 112,394	\$ 1,090,667	\$ 8,526,368		\$ 3,513,127
161 Land	\$ 3,185,656	\$ 239,463		\$ 177,220	\$ 40,839	\$ 278,120	\$ 3,921,298		\$ 3,921,298
162 Buildings	\$ 23,265,371	\$1,372,522			\$ 300,100	\$ 5,211,997	\$ 30,149,990		\$ 30,149,990
163 Furniture, Equipment & Machinery - Dwellings	\$ 133,585	\$ 77,110					\$ 210,695		\$ 210,695
164 Furniture, Equipment & Machinery - Administration	\$ 92,652		\$ 36,593			\$ 316,008	\$ 445,253		\$ 445,253
166 Accumulated Depreciation	\$ (15,764,646)	\$ (334,458)	\$ (36,593)		\$ (225,056)	\$ (1,647,853)	\$ (18,008,606)		\$ (18,008,606)
167 Construction in Progress				\$ 816,135			\$ 816,135		\$ 816,135
160 Total Capital Assets, Net of Accumulated Depreciation	\$ 10,912,618	\$1,354,637	\$ -	\$ 993,355	\$ 115,883	\$ 4,158,272	\$ 17,534,765		\$ 17,534,765
174 Other Assets		\$ 21,824				\$ 20,654	\$ 42,478		\$ 42,478
180 Total Non-Current Assets	\$ 10,912,618	\$1,376,461	\$ -	\$ 993,355	\$ 115,883	\$ 4,178,926	\$ 17,577,243		\$ 17,577,243
190 Total Assets	\$ 15,836,817	\$1,593,058	\$693,253	\$2,482,613	\$ 228,277	\$ 5,269,593	\$ 26,103,611		\$ 21,090,370

The accompanying Independent Auditors' Report and notes are an integral part of this statement

YOLO COUNTY HOUSING
FINANCIAL DATA SCHEDULE (CA044) BALANCE SHEET
JUNE 30, 2009
page 2 of 2

	Project Total	Blended Component Unit NHCDC	Housing Choice Voucher 14.871	Other State and Local	USDA 10.427	Central Office Cost Center	Subtotal	Eliminations	Total
312 Accounts Payable <= 90 Days			\$ 528			\$ 314,482	\$ 315,010		\$ 315,010
322 Accrued Compensated Absences - Current Portion	\$ 7,931	\$ 101	\$ 3,865	\$ 7,511	\$ 18	\$ 8,669	\$ 28,095		\$ 28,095
325 Accrued Interest Payable		\$ 5,568					\$ 5,568		\$ 5,568
333 Accounts Payable - Other Government	\$ 229,752	\$ 9,181		\$ 491,307		\$ 147,482	\$ 877,722		\$ 877,722
341 Tenant Security Deposits	\$ 137,347	\$ 19,705		\$ 29,744	\$ 520	\$ 2,520	\$ 189,836		\$ 189,836
342 Deferred Revenues				\$ 1,067		\$ 31,421	\$ 32,488		\$ 32,488
343 Current Portion of Long-term Debt - Capital Projects		\$ 45,629		\$ 2,393	\$ 896	\$ 143,609	\$ 192,527		\$ 192,527
345 Other Current Liabilities						\$ 2,193	\$ 2,193		\$ 2,193
347 Inter Program - Due To	\$ 3,250,413	\$ 165,826		\$ 181,103	\$ 49,717	\$ 1,366,182	\$ 5,013,241	\$(5,013,241)	\$ -
310 Total Current Liabilities	\$ 3,625,443	\$ 246,010	\$ 4,393	\$ 713,125	\$ 51,151	\$ 2,016,558	\$ 6,656,680		\$ 1,643,439
351 Long-term Debt, Net of Current - Capital Projects		\$2,084,611		\$ 356,370	\$ 1,494	\$ 2,186,364	\$ 4,628,839		\$ 4,628,839
353 Non-current Liabilities - Other			\$ 51,527			\$ 111,540	\$ 163,067		\$ 163,067
354 Accrued Compensated Absences - Non Current	\$ 23,794	\$ 302	\$ 11,597	\$ 22,534	\$ 54	\$ 26,006	\$ 84,287		\$ 84,287
357 Accrued Pension and OPEB Liabilities	\$ 106,842		\$ 38,241	\$ 76,465		\$ 81,948	\$ 303,496		\$ 303,496
350 Total Non-Current Liabilities	\$ 130,636	\$2,084,913	\$101,365	\$ 455,369	\$ 1,548	\$ 2,405,858	\$ 5,179,689		\$ 5,179,689
300 Total Liabilities	\$ 3,756,079	\$2,330,923	\$105,758	\$1,168,494	\$ 52,699	\$ 4,422,416	\$ 11,836,369		\$ 6,823,128
508.1 Invested In Capital Assets, Net of Related Debt	\$ 10,912,618	\$ (781,171)		\$ 634,592	\$ 113,493	\$ 1,828,299	\$ 12,707,831		\$ 12,707,831
511.1 Restricted Net Assets		\$ 176,627	\$318,647	\$ 807,201	\$ 52,695		\$ 1,355,170		\$ 1,355,170
512.1 Unrestricted Net Assets	\$ 1,168,120	\$ (133,321)	\$268,848	\$ (127,674)	\$ 9,390	\$ (981,122)	\$ 204,241		\$ 204,241
513 Total Equity/Net Assets	\$ 12,080,738	\$ (737,865)	\$587,495	\$1,314,119	\$ 175,578	\$ 847,177	\$ 14,267,242		\$ 14,267,242
600 Total Liabilities and Equity/Net Assets	\$ 15,836,817	\$1,593,058	\$693,253	\$2,482,613	\$ 228,277	\$ 5,269,593	\$ 26,103,611		\$ 21,090,370

The accompanying Independent Auditors' Report and notes are an integral part of this statement

YOLO COUNTY HOUSING
FINANCIAL DATA SCHEDULE (CA044) PROFIT AND LOSS STATEMENT
JUNE 30, 2009
1 of 3

	Project Total	Blended Component Unit	Housing Choice Voucher 14,871	Other State and Local	USDA 10,427	Central Office Cost Center	Subtotal	Eliminations	Total
70300 Net Tenant Rental Revenue	\$ 1,843,006	\$ 299,379			\$ 37,283		\$ 2,179,668		\$ 2,179,668
70400 Tenant Revenue - Other	\$ 37,836	\$ 2,860		\$ 1,571	\$ 56		\$ 42,323		\$ 42,323
70500 Total Tenant Revenue	\$ 1,880,842	\$ 302,239	\$ -	\$ 1,571	\$ 37,339	\$ -	\$ 2,221,991	\$ -	\$ 2,221,991
70600 HUD PHA Operating Grants	\$ 1,047,632		\$ 9,220,371				\$10,268,003		\$10,268,003
70610 Capital Grants	\$ 62,986			\$ 673,436			\$ 736,422		\$ 736,422
70710 Management Fee						\$ 635,871	\$ 635,871	\$ (635,871)	\$ -
70720 Asset Management Fee						\$ 51,160	\$ 51,160	\$ (51,160)	\$ -
70730 Book Keeping Fee						\$ 157,193	\$ 157,193	\$ (157,193)	\$ -
70750 Other Fees						\$ 178,615	\$ 178,615	\$ (178,615)	\$ -
70700 Total Fee Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,022,839	\$ 1,022,839	\$ (1,022,839)	\$ -
70800 Other Government Grants		\$ 9,869		\$ 1,707,238	\$ 37,654		\$ 1,754,761		\$ 1,754,761
71100 Investment Income - Unrestricted	\$ 2,724	\$ 440	\$ 817		\$ 114	\$ 16,595	\$ 20,690		\$ 20,690
71400 Fraud Recovery			\$ 12,246				\$ 12,246		\$ 12,246
71500 Other Revenue	\$ 101,740	\$ 4,291	\$ 22,836	\$ 28,808		\$ 131,584	\$ 289,259	\$ (85,525)	\$ 203,734
71600 Gain or Loss on Sale of Capital Assets	\$ (52,632)					\$ (53,211)	\$ (105,843)		\$ (105,843)
72000 Investment Income - Restricted		\$ 1,196	\$ 8,809	\$ 5,108	\$ 438		\$ 15,551		\$ 15,551
70000 Total Revenue	\$ 3,043,292	\$ 318,035	\$ 9,265,079	\$ 2,416,161	\$ 75,545	\$1,117,807	\$16,235,919	\$ (1,108,364)	\$15,127,555
91100 Administrative Salaries	\$ 120,594	\$ 26,526	\$ 247,027	\$ 116,274	\$ 1,290	\$ 421,017	\$ 932,728		\$ 932,728
91200 Auditing Fees	\$ 29,996	\$ 1,700	\$ 27,504	\$ 4,000		\$ 6,800	\$ 70,000		\$ 70,000
91300 Management Fee	\$ 266,083	\$ 9,660	\$ 190,116	\$ 168,354	\$ 1,658		\$ 635,871	\$ (635,871)	\$ -
91310 Book-keeping Fee	\$ 38,370		\$ 118,823				\$ 157,193	\$ (157,193)	\$ -
91500 Employee Benefit contributions - Administrative	\$ 213,907	\$ 13,013	\$ 189,351	\$ 143,846	\$ 1,074	\$ 254,268	\$ 815,459		\$ 815,459
91600 Office Expenses	\$ 120,261	\$ 9,341	\$ 232,345	\$ 39,697	\$ 637	\$ 129,333	\$ 531,614	\$ (60,000)	\$ 471,614
91700 Legal Expense	\$ 11,377	\$ 1,730				\$ 53,608	\$ 66,715		\$ 66,715
91000 Total Operating - Administrative	\$ 800,588	\$ 61,970	\$ 1,005,166	\$ 472,171	\$ 4,659	\$ 865,026	\$ 3,209,580	\$ (853,064)	\$ 2,356,516
92000 Asset Management Fee	\$ 51,160						\$ 51,160	\$ (51,160)	\$ -

The accompanying Independent Auditors' Report and notes are an integral part of this statement.

YOLO COUNTY HOUSING
FINANCIAL DATA SCHEDULE (CA044) PROFIT AND LOSS STATEMENT
JUNE 30, 2009
2 of 3

	Project Total	Blended Component Unit NHCD	Housing Choice Voucher 14,871	Other State and Local	USDA 10,427	Central Office Cost Center	Subtotal	Eliminations	Total
92100 Tenant Services - Salaries	\$ 41,705						\$ 41,705		\$ 41,705
92300 Employee Benefit Contributions - Tenant Services	\$ 17,114						\$ 17,114		\$ 17,114
92400 Tenant Services - Other	\$ 11,137		\$ 5,000				\$ 16,137		\$ 16,137
92500 Total Tenant Services	\$ 69,956	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ 74,956	\$ -	\$ 74,956
93100 Water	\$ 108,421	\$ 9,374		\$ 200,316	\$ 4,335	\$ 1,173	\$ 323,619		\$ 323,619
93200 Electricity	\$ 103,944	\$ 5,424		\$ 163,687		\$ 17,190	\$ 290,245		\$ 290,245
93300 Gas	\$ 11,133	\$ 816		\$ 1,582		\$ 3,274	\$ 16,805		\$ 16,805
93600 Sewer	\$ 123,413	\$ 14,048		\$ 8,489	\$ 4,730	\$ 389	\$ 151,069		\$ 151,069
93000 Total Utilities	\$ 346,911	\$ 29,662	\$ -	\$ 374,074	\$ 9,065	\$ 22,026	\$ 781,738	\$ -	\$ 781,738
94100 Ordinary Maintenance and Operations - Labor	\$ 192,557			\$ 262,956		\$ 60,991	\$ 516,504		\$ 516,504
94200 Ordinary Maint and Operations - Materials and Other	\$ 127,750	\$ 4,637	\$ 861	\$ 30,746	\$ 150	\$ 4,258	\$ 168,402		\$ 168,402
94300 Ordinary Maintenance and Operations Contracts	\$ 602,095	\$ 40,611	\$ 515	\$ 76,596	\$ 40,861	\$ 30,197	\$ 790,875	\$ (204,140)	\$ 586,735
94500 Employee Benefit Contributions - Ordinary Maintenance	\$ 59,738			\$ 139,034		\$ 38,694	\$ 237,466		\$ 237,466
94000 Total Maintenance	\$ 982,140	\$ 45,248	\$ 1,376	\$ 509,332	\$ 41,011	\$ 134,140	\$ 1,713,247	\$ (204,140)	\$ 1,509,107
95200 Protective Services - Other Contract Costs	\$ 3,692	\$ 961		\$ 189		\$ 4,408	\$ 9,250		\$ 9,250
95000 Total Protective Services	\$ 3,692	\$ 961	\$ -	\$ 189	\$ -	\$ 4,408	\$ 9,250	\$ -	\$ 9,250
96110 Property Insurance	\$ 87,781	\$ 10,247		\$ 70,684	\$ 1,415	\$ 4,831	\$ 174,958		\$ 174,958
96120 Liability Insurance	\$ 41,440	\$ 7,658	\$ 29,849	\$ 26,339	\$ 898	\$ 10,264	\$ 116,448		\$ 116,448
96130 Workmen's Compensation	\$ 26,525	\$ 366	\$ 3,469	\$ 47,751	\$ 18	\$ 15,961	\$ 94,090		\$ 94,090
96140 All Other Insurance	\$ 8,646		\$ 3,400	\$ 13,921		\$ 3,472	\$ 29,439		\$ 29,439
96100 Total Insurance Premiums	\$ 164,392	\$ 18,271	\$ 36,718	\$ 158,695	\$ 2,331	\$ 34,528	\$ 414,935	\$ -	\$ 414,935
96200 Other General Expenses				\$ 4,607		\$ 3,180	\$ 7,787		\$ 7,787
96210 Compensated Absences	\$ 43,936	\$ 2,055	\$ 12,144	\$ 45,515	\$ 331	\$ 76,339	\$ 180,320		\$ 180,320
96300 Payments in Lieu of Taxes	\$ 149,223	\$ 16,315			\$ 912		\$ 166,450		\$ 166,450
96400 Bad debt - Tenant Rents	\$ 4,921	\$ 1,371					\$ 6,292		\$ 6,292
96000 Total Other General Expenses	\$ 198,080	\$ 19,741	\$ 12,144	\$ 50,122	\$ 1,243	\$ 79,519	\$ 360,849	\$ -	\$ 360,849

The accompanying Independent Auditors' Report and notes are an integral part of this statement.

YOLO COUNTY HOUSING
FINANCIAL DATA SCHEDULE (CA044) PROFIT AND LOSS STATEMENT
JUNE 30, 2009
3 of 3

	Project Total	Blended Component Unit NHCDC	Housing Choice Voucher 14,871	Other State and Local	USDA 10,427	Central Office Cost Center	Subtotal	Eliminations	Total
96710 Interest of Mortgage (or Bonds) Payable							\$ -		\$ -
96720 Interest on Notes Payable (Short and Long Term)		\$ 100,609		\$ 148,785		\$ 130,552	\$ 379,946		\$ 379,946
96730 Amortization of Bond Issue Costs		\$ 1,134				\$ 1,669	\$ 2,803		\$ 2,803
96700 Total Interest Expense and Amortization Cost	\$ -	\$ 101,743	\$ -	\$ 148,785	\$ -	\$ 132,221	\$ 382,749	\$ -	\$ 382,749
96900 Total Operating Expenses	\$ 2,616,919	\$ 277,596	\$ 1,060,404	\$ 1,713,368	\$ 58,309	\$ 1,271,868	\$ 6,998,464	\$ (1,108,364)	\$ 5,890,100
97000 Excess of Operating Revenue over Operating Expenses	\$ 426,373	\$ 40,439	\$ 8,204,675	\$ 702,793	\$ 17,236	\$ (154,061)	\$ 9,237,455	\$ -	\$ 9,237,455
97100 Extraordinary Maintenance	\$ 9,072	\$ 1,780		\$ 67,155			\$ 78,007		\$ 78,007
97300 Housing Assistance Payments			\$ 9,158,462				\$ 9,158,462		\$ 9,158,462
97350 HAP Portability-In							\$ -		\$ -
97400 Depreciation Expense	\$ 639,063	\$ 39,821			\$ 7,503	\$ 206,461	\$ 892,848		\$ 892,848
97500 Fraud Losses							\$ -		\$ -
90000 Total Expenses	\$ 3,265,054	\$ 319,197	\$ 10,218,866	\$ 1,780,523	\$ 65,812	\$ 1,478,329	\$ 17,127,781	\$ (1,108,364)	\$ 16,019,417
10010 Operating Transfer In	\$ 238,337	\$ -	\$ -	\$ -	\$ -	\$ 118,037	\$ 356,374		\$ 356,374
10020 Operating transfer Out	\$ (356,374)	\$ -	\$ -	\$ -	\$ -		\$ (356,374)		\$ (356,374)
10100 Total Other financing Sources (Uses)	\$ (118,037)	\$ -	\$ -	\$ -	\$ -	\$ 118,037	\$ -	\$ -	\$ -
10000 Excess (Deficiency) of Total Rev Over (Under) Total Exp	\$ (339,799)	\$ (1,162)	\$ (953,787)	\$ 635,638	\$ 9,733	\$ (242,485)	\$ (891,862)	\$ -	\$ (891,862)
11020 Required Annual Debt Principal Payments	\$ -	\$ 37,136	\$ -	\$ -	\$ -	\$ -	\$ 37,136		\$ 37,136
11030 Beginning Equity	\$ 12,194,375	\$ (727,522)	\$ 1,541,282	\$ 284,650	\$ 165,845	\$ (706,610)	\$ 12,752,020		\$ 12,752,020
11040 Prior Period Adjustments and Equity Transfers	\$ 226,162	\$ (9,181)	\$ -	\$ 393,831	\$ -	\$ 1,796,272	\$ 2,407,084		\$ 2,407,084
11170 Administrative Fee Equity			\$ 268,848				\$ 268,848		\$ 268,848
11180 Housing Assistance Payments Equity			\$ 318,647				\$ 318,647		\$ 318,647
11190 Unit Months Available	5,172	564	14,261	1,624	84	12	21,717		21,717
11210 Number of Unit Months Leased	5,159	551	15,843	1,496	84	12	23,145		23,145
11270 Excess Cash	\$ 990,812						\$ 990,812		\$ 990,812
11610 Land Purchases	\$ -					\$ -	\$ -		\$ -
11620 Building Purchases	\$ -					\$ -	\$ -		\$ -
11630 Furniture & Equipment - Dwelling Purchases	\$ -					\$ -	\$ -		\$ -
11640 Furniture & Equipment - Administrative Purchases	\$ 62,986					\$ -	\$ 62,986		\$ 62,986

The accompanying Independent Auditors' Report and notes are an integral part of this statement.

YOLO COUNTY HOUSING
STATEMENT OF COMPLETED CAPITAL FUND PROGRAM PROJECTS - UNAUDITED
ANNUAL CONTRIBUTIONS CONTRACT SF-418
JUNE 30, 2009

CA30P04450102

Funds approved	\$ 1,187,703
Funds expended	<u>1,187,703</u>
Excess of funds approved	<u>\$ -</u>
 Funds advanced	 \$ 1,187,703
Funds expended	<u>1,187,703</u>
Excess of funds expended	<u>\$ -</u>

CA30P04450103

Funds approved	\$ 977,223
Funds expended	<u>977,223</u>
Excess of funds approved	<u>\$ -</u>
 Funds advanced	 \$ 977,223
Funds expended	<u>977,223</u>
Excess of funds expended	<u>\$ -</u>

CA30P04450104

Funds approved	\$ 1,126,056
Funds expended	<u>1,126,056</u>
Excess of funds approved	<u>\$ -</u>
 Funds advanced	 \$ 1,126,056
Funds expended	<u>1,126,056</u>
Excess of funds expended	<u>\$ -</u>

CA30P04450105

Funds approved	\$ 1,212,574
Funds expended	<u>1,212,574</u>
Excess of funds approved	<u>\$ -</u>
 Funds advanced	 \$ 1,212,574
Funds expended	<u>1,212,574</u>
Excess of funds expended	<u>\$ -</u>

Unaudited - see the accompanying Independent Auditors' Disclaimer.

Harn & Dolan
Certified Public Accountants
2423 Stirrup Court
Walnut Creek, California 94596-6526
(925) 280-1693 Fax (925) 938-4829

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED
ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Commissioners
Yolo County Housing
Woodland, California

We have audited the financial statements of the business-type activities and the major fund of Yolo County Housing (formally known as the Housing Authority of the County of Yolo, California), as of and for the year ended June 30, 2009, which collectively comprise Yolo County Housing's basic financial statements and have issued our report thereon dated March 22, 2010. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Yolo County Housing's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Yolo County Housing's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of Yolo County Housing's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified certain deficiencies in internal control over financial reporting that we consider to be significant deficiencies.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects Yolo County Housing's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of Yolo County Housing's financial statements that is more than inconsequential will not be prevented or detected by Yolo County Housing's internal control. We consider the deficiencies described in the accompanying schedule of findings and questioned costs to be significant deficiencies in internal control over financial reporting. The items are numbered II-2009-1 and II-2009-2.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by Yolo County Housing's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, we believe none of the significant deficiencies described above is a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Yolo County Housing's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which is described in the accompanying schedule of findings and questioned costs as items II-2009-1 and II-2009-2.

Yolo County Housing's responses to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. We did not audit these responses and, accordingly, we express no opinion on them.

This report is intended solely for the information and use of the Board of Commissioners, management, others within the organization, and the U.S. Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.



March 22, 2010

Harn & Dolan

Certified Public Accountants

2423 Stirrup Court

Walnut Creek, California 94596-6526

(925) 280-1693 Fax (925) 938-4829

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133

To the Board of Commissioners
Yolo County Housing
Woodland, California

Compliance

We have audited the compliance of Yolo County Housing (formally known as the Housing Authority of the County of Yolo, California), with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2009. Yolo County Housing's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of Yolo County Housing's management. Our responsibility is to express an opinion on Yolo County Housing's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Yolo County Housing's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on Yolo County Housing's compliance with those requirements.

In our opinion, Yolo County Housing, complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 2009. However, the results of our auditing procedures disclosed instances of noncompliance with those requirements, which are required to be reported in accordance with OMB Circular A-133 and which are described in the accompanying schedule of findings and questioned costs as items III-2009-A and III-2009-B.

Internal Control Over Compliance

The management of Yolo County Housing is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered Yolo County Housing's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Yolo County Housing's internal control over compliance.

Our consideration of the internal control over compliance was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in Yolo County Housing's internal control that might be significant deficiencies or material weaknesses as defined below. However, as discussed below, we identified certain deficiencies in internal control over compliance that we consider to be significant deficiencies.

A control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control. We consider the deficiencies in the internal control over compliance described in the accompanying schedule of findings and questioned costs as items III-2009-A and III-2009-B to be significant deficiencies.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control. Of the significant deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs, we consider none to be a material weaknesses.

Yolo County Housing's responses to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. We did not audit Yolo County Housing's responses and, accordingly, we express no opinion on them.

This report is intended solely for the information and use of the Board of Commissioners, management, others within the organization, and the U.S. Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.



March 22, 2010

**YOLO COUNTY HOUSING
STATUS OF PRIOR AUDIT FINDINGS
JUNE 30, 2009**

The previous audit report for the year ended June 30, 2008, contained the following audit findings. A brief description of the prior year audit findings and their resolution are as follows:

Section II - Financial Statement Findings:

II-2008-1 General Ledger Maintenance (Agency-Wide)

During our prior audit we noted a material weakness in internal controls over the maintenance of the general ledger and the generation of financial reports. This condition continues to exist. See finding II-2009-1.

II-2008-2 Segregation of Duties - Cash Receipts Handling (CFA #14.850)

During our prior audit we noted significant deficiencies in internal controls over the maintenance of tenant ledgers due to the lack of segregation of duties. This condition continues to exist. See finding II-2009-2.

Section III - Federal Award Findings:

III-2008-A Administration of Family Self Sufficiency Escrow Accounts (CFA #14.871)

During our prior audit we noted that YCH had been administering this program significantly out of compliance with HUD regulations for many years. Also during our prior audit, we noted that \$74,826 of costs calculated out of compliance with HUD regulations were paid to program participants during the current fiscal year. Subsequent to our prior audit, management assigned this program to a dedicated staff member and provided that staff member with FSS program training. Our current year's audit revealed none of the errors noted during the prior audit. Therefore, Although YCH continued to administer this program out of compliance with HUD regulations during the beginning half of the fiscal year, great improvement has been made in the program's administration over the second half of the fiscal year. This no longer continues to be a finding.

III-2008-B Public Housing Tenant File Review (CFDA #14.850)

During our prior audit, we reviewed a sample of Public Housing tenant files and determined that rent was not accurately calculated in a number of the samples tested. Clear narrative was not always retained in the tenant file to describe the methods used to calculate income and tenant rent. We also noted that YCH could not effectively document that units are being inspected on an annual basis. Our current audit revealed similar results. See Finding III-2009-A.

**YOLO COUNTY HOUSING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
JUNE 30, 2009**

Section I - Summary of Auditors' Results

Financial Statements

Type of auditors' report issued:	unqualified
Is a "going concern" explanatory paragraph included in the audit report?	no
Internal control over financial reporting:	
Material weaknesses identified?	no
Significant deficiencies identified not considered to be material weaknesses?	yes
Noncompliance material to the financial statements noted?	no

Federal Awards

Dollar threshold used to distinguish between Type A and Type B programs	\$ 339,885
Auditee qualified as low-risk auditee?	no
Identification of major programs:	
Public Housing Program	14.850
Housing Choice Voucher Program	14.871
Public Housing - Capital Fund Program	14.872
Type of auditors' report issued on compliance for major programs:	unqualified
Internal control over major programs:	
Material weaknesses identified?	no
Significant deficiencies identified not considered to be material weaknesses?	yes
Any known questioned costs?	no
Were prior audit findings related to direct funding shown in the Summary of Prior Audit Findings?	yes

**YOLO COUNTY HOUSING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
JUNE 30, 2009**

(Continued)

Section II - Financial Statement Findings

II-2009- 1 General Ledger Maintenance

Criteria - The general ledger is the collection of accounts and funds that represent the financial activity of Yolo County Housing (YCH). The general ledger represents YCH's financial picture at any given point in time. Several accounts, such as *Tenant Accounts Receivable*, are made up of smaller balances and are supported by subsidiary ledgers. Financial statements are required to be produced from time to time and shared with various readers. These readers include the Board of Commissioners, the U.S. Department of Housing and Urban Development, the State of California, the County of Yolo, and the public.

Condition - The Finance Department has experienced pressures from a variety of sources that have taken its focus off of the accurate maintenance of a general ledger. Of concern during the current fiscal year were various changes made by HUD to the reporting requirements of YCH's financial activity as a whole and for the program specific information required for the Housing Choice Voucher program, including changes to the Financial Data Schedule, the Voucher Management System, and revisions made to the voucher payment standards which effected most of YCH's 1300 clients. Although we have noted a variety of issues that have been cleared during the current fiscal year, we continue to note that procedures have not been fully implemented to improve the maintenance of the general ledger.

Our review of YCH's general ledger has revealed the following:

- Several permanent general ledger accounts did not agree to, or reconcile with, supporting documentation. The supporting documentation included third party verification, subsidiary ledgers, or client prepared documentation.
- Postings were made directly to fund balance/net assets. These postings occurred less frequently than in prior periods. However, any postings made directly to net assets makes the creation of accurate financial statements difficult.
- Beginning fund balance/net assets changed from the prior year audited balances. Posting expenses to a prior, closed, period makes the creation of accurate financial statements difficult.
- Interfund revenue and expenses, and transfers-in and transfers-out, were not in agreement. Some of this interfund activity was commingled with non-interfund activity.

**YOLO COUNTY HOUSING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
JUNE 30, 2009**

(Continued)

II-2009-1 (continued)

- The New Hope Community Development Corporation's (NHCDC), Rental Housing Construction Program was not accounted for in accordance with State requirements.
 - The required annual reporting to HCD (forms 180 and 181) appeared to have been completed and filed with HCD in a timely manner. However, the forms contained a number of inaccurate figures which distorted the actual operating results for the year.
 - Excess program payments were not calculated and accrued as of June 30, 2009.
 - Replacement reserves were not accurately accrued.
 - The required replacement reserves for the year were not funded.
- The Capital Fund Program is not being accounted for in accordance with the requirements of the grant. YCH staff retain records of amounts requisitioned on these federal grants outside the general ledger software. The general ledger for these grants does not include all expenses requisitioned. The general ledger for these grants cannot be relied upon to prepare financial statements that accurately reflect the activity of these grants.

Questioned Costs - None, adjustments were made for all material differences. Interfund revenue and expense was researched and brought into balance.

Cause - Adequate procedures have not been fully implemented to ensure the accurate maintenance of the general ledger.

Effect - Although financial statements have not been materially misstated, accurate financial statements cannot be consistently produced by the general ledger. A significant deficiency in internal controls exists.

Recommendation - We recommend that YCH develop, and fully implement, controls to ensure the accurate maintenance of the general ledger with the final goal being the accurate production of financial statements on a periodic basis. Analysis should be done periodically to determine the accuracy of each general ledger account. YCH may wish to consider additional training for their finance staff to increase their knowledge of the specialized accounting aspects of the many Federal and State programs administered.

YCH's Response - YCH agrees with the audit recommendation and is already working on procedures to more closely monitor the general ledger, regularly reconcile accounts and research differences between supporting documentation and general ledger balances. Finance staff has attended several trainings that are appropriate to the department's functions and enrolls in additional trainings as time and location permit.

**YOLO COUNTY HOUSING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
JUNE 30, 2009**

(Continued)

II-2009-2 Segregation of Duties - Cash Receipts Handling (All Programs)

Criteria - YCH maintains housing offices in Winters, Woodland, and West Sacramento. Each office is staffed with a Housing Specialist/Property Manager. During the migrant season, YCH maintains housing offices in the Dixon, Davis, and Madison Migrant Housing Centers. Each Migrant office is staffed with a Program Assistant or Seasonal Office Assistant. The Housing Specialist/Program Manager or Program Assistant/Seasonal Office Assistant accepts rents from the tenants of the housing units. This same staff member also posts the rents to the tenant ledgers, monitors the collection of the security deposits and past due rent, and prepares the bank deposits. This appear to be a long standing practice.

Condition - During our audit we noted the following with regards to YCH's controls over receipts and the maintenance of tenant ledgers:

6. **Security deposits** are not being collected routinely at lease-up (new or transfer). YCH's admin policies state that security deposits will be collected "at the time of admission". It also allows for installment payments in instances of financial hardship, "with the remainder paid within 90 days". However, we noted instances in which security deposits were not being collected at admission or transfer, nor were they collected within several months of admission or transfer. In several instances, the security deposit had not been collected in more than a year after admission or transfer. We estimate that approximately 5% of YCH's tenants have not paid the required amount of security deposit.

We also noted instances in which the security deposit per the accounting records was incorrect and differed from the lease. In at least one of these instances it could be shown that the tenant had paid their security deposit even though their tenant ledger had no record of the payment. It is management's opinion that the majority of these errors appear to have occurred during the computer conversion, 4-5 years ago.

This situation is complicated by the fact that some of the executed leases are incomplete and have no amounts for security deposit required listed on the lease.

7. The Migrant Program does not refund tenant security deposits using checks. These centers are open for approximately 6 months each year. It is YCH's policy to ask tenants to delay their last month's rental payment until move-out. On the last day of occupancy, YCH performs a walk through of the unit, calculates rent and maintenance fees owed, nets these with the security deposit collected, and asks the tenant to pay the final netted amount. These transactions are handled primarily by the Program Assistant or Seasonal Office Assistant.

Questioned Costs - None

**YOLO COUNTY HOUSING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
JUNE 30, 2009**

(Continued)

II-2009-2 (continued)

Cause - YCH has not established effective internal controls over the collection of tenant rents/security deposits, including the segregation of duties, to ensure that tenant ledgers are being maintained accurately and in an unbiased manner. Controls have not been designed and implemented that allow management or employees, in the normal course of performing their assigned duties, to prevent or detect misstatements or noncompliance on a timely basis.

Effect - A significant deficiency in the internal controls exists over the collection tenant rents, security deposits, and the maintenance of the tenant ledgers.

Recommendation - We recommend that YCH establish effective controls over the collection of cash receipts and the maintenance of tenant ledgers and segregate duties to the extent practical under the circumstances. Further, we recommend that YCH establish and implement procedures to bring all the aspects of the security deposit systems into agreement. Ledgers should be reviewed for accuracy, leases should be reviewed for completeness, and immediate action should be taken on all outstanding balances for existing tenants.

YCH's Response - YCH agrees with the audit recommendation. Security Deposit procedure change has been implemented. Finance has provided detailed Subsidiary Ledger to program staff for review and comparison to leases. Established Collection Procedures are being followed.

Section III - Federal Award Findings

III-2009-A Public Housing Tenant File Review (CFA #14.850)

Criteria - The primary activity of the Public Housing Program is the rental of owned housing to low income persons, families, and seniors (family). YCH is required by HUD to perform annual recertifications for each family to determine family income and composition. As YCH staff is analyzing information obtained from the families and through third party verification, decisions are made to determine which information is the most reliable and will result in rent that is fair and in compliance with HUD regulations. HUD regulations also require that each family be given the choice of paying a rent based on a percentage of their income or a flat rent set by YCH. Additional regulations require YCH to inspect each unit on an annual basis to ensure decent and safe living conditions for its tenants.

**YOLO COUNTY HOUSING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
JUNE 30, 2009**

(Continued)

III-2009-A (continued)

Condition - During our review of several tenant files, we noted that adequate documentation is not always maintained to show that the unit has been inspected on an annual basis, to show that the tenant has been offered the choice to pay a flat rent, and to justify decisions made while calculating income and total tenant payment. The most common documentation omitted from the files were for the unit inspection forms. In 62% of the samples tested, unit inspections were either not documented or not performed on an annual basis. The decision making process during the calculation of tenant income, to a lesser extent, was also not documented adequately. Several files were missing the letter requesting the tenant's choice of a payment of the flat rent or an income based calculation of rent.

Questioned Costs - None

Cause - Adequate controls have not been established to ensure that HUD requirements are adequately documented. The tenant files lack adequate documentation to support decisions and calculations made regarding the income, rent, and the recertification process. Adequate controls have not been established to ensure that unit inspections are performed, and the results documented, on an annual basis.

Effect - A significant deficiency in internal control over the maintenance of the Public Housing tenant files exists. YCH can not clearly document compliance with various HUD regulations due to the lack of proper supporting documentation maintained in their tenant files.

Recommendation - We recommend that YCH continue to improve controls to ensure that work done is adequately documented to clearly show compliance with HUD regulations. YCH should consider establishing quality assurance procedures to ensure that tenant files contain adequate documentation for all decisions and calculations made regarding tenant rent and the recertification procedures. Further, unit inspections should be performed on an annual basis and documentation retained to prove compliance with this requirement.

YCH's Response - YCH agrees with the Audit Recommendation. Documents noted as missing have been located and placed in the tenant files. Procedures for file sampling and review are being developed.

**YOLO COUNTY HOUSING
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
JUNE 30, 2009**

(Continued)

III-2009-B Housing Choice Voucher Tenant File Review (CFDA # 14.871)

Criteria -The primary activity of the Housing Choice Voucher Program is the rental of leased housing to low income persons, families, and seniors (family). YCH is required by HUD to determine the reasonableness of the rent of any leased unit prior to its lease by a participant of this program. YCH must also reassess the unit's rent upon its increase or upon the decrease of the area's published fair market rent. Rent is determined reasonable by being comparing to other unassisted units with similar amenities and in a similar area.

Condition - During our audit of fifteen tenant files, we noted the following with regards to YCH's rent reasonableness documentation for these files:

- In three cases, rent was determined reasonable using units that did not have the same composition and were therefore not comparable to the unit being leased. In one of these three cases the units used were also not in a similar area.
- In one case the unit rent reasonableness documentation indicated that a rent of \$81 less than the amount actually being paid to the landlord was reasonable.
- In one case the rent reasonableness documentation was not signed. Therefore, the documentation lacked approval and the rent was not accurately determined to be reasonable.
- In one case no rent reasonableness documentation could be found for the rental amount being paid to the landlord.

Questioned Costs - The questioned costs are undeterminable.

Cause - Effective internal controls have not been established to ensure compliance with HUD regulations over the determination of rent reasonableness.

Effect - A significant deficiency in internal control over the determination of rent reasonableness in compliance with HUD regulations exists.

Recommendation - We recommend that YCH establish quality assurance procedures to ensure that rent is determined reasonableness as required by HUD regulation.

YCH's Response - YCH agrees with the Audit Recommendation. Steps have been implemented to assure the Rent Reasonableness Database is updated to comply with HUD requirements. The \$81 rent reasonableness finding did not result in the overpayment of HAP.

**PHA Certifications of Compliance
with PHA Plans and Regulated
Regulations****PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ____ 5-Year and/ or X Annual PHA Plan for the PHA fiscal year beginning 7/1/2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant, or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity of HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principle office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Yolo County Housing

CA 044

PHA Name

PHA Number/HA Code

☐ 5-Year PHA Plan for Fiscal Years 2010 - 2014

☒ Annual PHA Plan for Fiscal Year 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Jim Provenza

Board Chairman

Signature

Date

X

4/14/11

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Yolo County Housing

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund Program

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Authorized Official

Lisa A. Baker

Title

Executive Director

Signature

Date

X

4/14/2011

Civil Rights Certification

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

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

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

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

Yolo County Housing

CA 044

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Lisa A. Beck

Executive Director

Signature

Date

4/14/2011

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Yolo County Housing

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund Program

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

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

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

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

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

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

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

Name of Authorized Official

Title

Lisa A. Baker

Executive Director

Signature

Date (mm/dd/yyyy)

04/14/2011

Approved by OMB 0348-0046

1. Type of Federal Action

- ## 2. Status of Federal Action

- ### 3. Report Type

- For Material Change Only**

date of last report (mm/dd/yyyy) _____

4. Name and Address of Reporting Entity

☒ Prime ☐ Subawardee Tier _____, if known:

Congressional District, if known

	5.
--	----

5. If Reporting Entity in No. 4 is Subawardee, enter Name and Address of Prime

n/a

Congressional District, if known

6. Federal Department/Agency

United States Department of Housing and Urban
Development

7. Federal Program Name/Description

Public Housing Capital Fund Program

CFDA Number, if applicable

8. Federal Action Number, if known

n/a

9. Award Amount, if known

\$ n/a

10a. Name and Address of Lobbying Registrant
(if individual, last name, first name, MI)

n/a

b. Individuals Performing Services (including address if different from No. 10a.)
(last name, first name, MI)

n/a

(attach continuation sheet(s) if necessary)

11. Amount of Payment (check all that apply)

\$ _____ ☐ actual ☐ planned

12. Form of Payment (check all that apply)

- ☐ a. cash
- ☐ b. in-kind; specify: nature _____
value _____

13. Type of Payment (check all that apply)

- ☐ a. retainer
- ☐ b. one-time fee
- ☐ c. commission
- ☐ d. contingent fee
- ☐ e. deferred
- ☐ f. other (specify) _____

14. Brief Description of Services Performed or to be Performed and Date(s) of Service, including officer(s), employee(s), or Member(s) contacted, for Payment Indicated in Item 11

(attach continuation sheet(s) if necessary)

15. Continuation sheets attached ☐ Yes ☒ No

16. Information requested through this form is authorized by Sec.319, Pub. L. 101-121, 103 Stat. 750, as amended by sec. 10; Pub. L. 104-65, Stat. 700 (31 U.S.C. 1352). This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semiannually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Signature

Print Name

Lisa A. Baker

Title

Executive Director

Telephone No.

530 -669-2219

Date (mm/dd/yyyy)

04/11/2011

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Standard Form-LLL (7/97)

Instructions for Completion of SF-LLL, Disclosure of Lobbying Activities

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, state and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee", then enter the full name, address, city, state and zip code of the prime Federal recipient, Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, state and zip code of the registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. Enter the amount of compensation paid or reasonably expected to be paid by the reporting entity (item 4) to the lobbying entity (item 10). Indicate whether the payment has been made (actual) or will be made (planned). Check all boxes that apply. If this is a material change report, enter the cumulative amount of payment made or planned to be made.
12. Check the appropriate box (es). Check all boxes that apply. If payment is made through an in-kind contribution, specify the nature and value of the in-kind payment.
13. Check the appropriate box (es). Check all boxes that apply. If other, specify nature.
14. Provide specific and detailed description of the services that the lobbyist has performed, or will be expected to perform, and the date(s) of any services rendered. Include all preparatory and related activity, not just the time spent in actual contact with Federal officials. Identify the Federal official(s) or employee(s) contacted or the officer(s), employee(s), or Member(s) of Congress that were contacted.
15. Check whether or not a continuation sheet(s) are attached.
16. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

Public Reporting Burden for this collection of information is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Please do not return your completed form to the Office of Management and Budget; send it to the address provided by the sponsoring agency.

Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

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