

YOLO COUNTY HOUSING

AGENDA

REGULAR MEETING

April 11, 2018

PLEASE NOTE TIME CHANGE TO 3:00 P.M.



YOLO COUNTY HOUSING
HOUSING COMMISSION

WILL ARNOLD
ANGEL BARAJAS
MARK JOHANNESSEN
PIERRE NEU
HELEN MACLEOD THOMSON
KAREN VANDERFORD
JENNIFER WIENECKE-FRIEDMAN

BOARD OF SUPERVISORS CHAMBERS
625 COURT STREET, ROOM 206
WOODLAND, CALIFORNIA 95695

LISA A. BAKER
CHIEF EXECUTIVE OFFICER

HOPE WELTON
AGENCY COUNSEL

Reminder: Please turn off cell phones.

CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.
3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

PRESENTATIONS

4. Introduction: Temporary Lead Client Services Coordinator, Isaac Blackstock
5. Introduction: Finance Specialist II, Carmen Quintero

CONSENT AGENDA

6. Review and Approve Minutes of the Meeting of March 14, 2018
7. Review, Approve and Authorize the Write Off of Quarterly Uncollectible Debt for the Period ending March 31, 2018, in Accordance with the Adopted Accounts Receivable Charge Off Policy (Dogias, Gillette, Holt)

REGULAR AGENDA

8. Public Hearing to Consider Adoption of a Resolution Approving the Proposed FY 2018 Annual Plan Update and Authorizing the CEO to Submit to the U.S. Department of Housing and Urban Development (HUD) (Holt, Baker)
9. Public Hearing to Consider Adoption of the FY 2018 Capital Fund Five Year Plan and Annual Statement and Authorize the CEO to Execute Required Documents and Submit to the U.S. Department of Housing and Urban Development (HUD) (Ichtertz, Holt and Baker)
10. Review, Approve and Adopt a Resolution Adopting the 2012 Yolo County Operational Area Multi-Jurisdiction Hazard Mitigation Plan (Holt, Castillo)

11. Review and Approve the Proposed FY 2017 - 2018 Mid-Year Budget Review and Revisions through December 31, 2017 (Gillette)
12. Receive Verbal Report from CEO Baker on AB 2887 Farmworker housing bill
13. Receive Verbal Report from CEO Baker on YCH Governance
14. Receive comments from CEO Baker
15. Receive comments from Commissioners

CLOSED SESSION

16. Conference with Legal Counsel - Existing Litigation
Pursuant to Government Code Section 54956.9 (d) (1)
Name of case: Reyes V Yolo Housing Authority
Yolo Superior Court Case No. CV17-1347

ADJOURNMENT

Next meeting is May 9, 2018

I declare under penalty of perjury that the foregoing agenda was posted by Friday, April 6, 2018 by 3:00 p.m. at the following places:

- On the bulletin board at the east entrance of the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board outside the Board of Supervisors Chambers, Room 206 in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board of Yolo County Housing, 147 West Main Street, Woodland, California.
- On the Yolo County website: www.yolocounty.org.

Julie Dachtler, Clerk of the Board

By: _____
Clerk

NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Clerk of the Board for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact the Clerk of the Board as soon as possible and at least 72 hours prior to the meeting. The Clerk of the Board may be reached at (530) 666-8195 or at the following address:

Yolo County Housing
c/o Clerk of the Board of Supervisors
County of Yolo
625 Court Street, Room 204, Woodland, CA 95695

Yolo County Housing
Meeting Date: 04/11/2018

6.

Information

SUBJECT

Review and Approve Minutes of the Meeting of March 14, 2018

Attachments

Att. A. Minutes

Form Review

Form Started By: Julie Dachtler
Final Approval Date: 04/06/2018

Started On: 04/06/2018 09:01 AM

Yolo County Housing Yolo County, California

March 14, 2018

MINUTES

The Yolo County Housing met on the 14th day of March, 2018, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 3:00 p.m.

Present: Will Arnold; Angel Barajas; Pierre Neu; Helen Thomson; Karen Vanderford; Jennifer Wienecke-Friedman

Absent: Mark Johannessen

Staff Present: Lisa Baker, CEO
Hope Welton, Agency Counsel
Janis Holt, General Director
Julie Dachtler, Clerk

The Clerk swore in Commissioners Helen Thomson and Pierre Neu.

CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.

Minute Order No. 18-06: Approved agenda as submitted.

MOTION: Wienecke-Friedman. SECOND: Thomson. AYES: Arnold, Neu, Thomson, Vanderford, Wienecke-Friedman. ABSENT: Barajas, Johannessen.

3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

PRESENTATIONS

4. Recognition of Family Self Sufficiency Graduate, Michelle Bowers

General Manager Janis Holt recognized Family Self Sufficiency Graduate, Michelle Bowers, who could not be in attendance.

5. Presentation: Public Housing National High Performer, U.S. Department of Housing and Urban Development

CEO Lisa Baker presented the Public Housing National High Performer, U.S. Department of Housing and Urban Development award.

6. Presentation: Housing Choice Voucher National High Performer, U.S. Department of Housing and Urban Development

CEO Lisa Baker presented the Housing Choice Voucher National High Performer, U.S. Department of Housing and Urban Development award.

7. Presentation of Certificates of Appreciation to Woodland Tree Foundation and to Woodland Sunrise Rotary for the donation of trees and labor for Phase I of urban reforestation at Yolano Village and Donnelly Circle

Financial Officer Jim Gillette presented Certificates of Appreciation to Woodland Tree Foundation (Ken Trott) and to Woodland Sunrise Rotary (Jim Gillette) for the donation of trees and labor for Phase I of urban re-forestaton at Yolano Village and Donnelly Circle.

8. Presentation of Certificate of Appreciation to Janet Vaughn, Realtor Associate, for her work on the IGT House purchase

CEO Lisa Baker presented a Certificate of Appreciation to Janet Vaughn, Realtor Associate, for her work on the IGT House purchase.

9. Presentation of Certificates to Lisa A. Baker for work with the National Association of Housing and Redevelopment Officials for Legislative Network and the Community Revitalization and Development Committee

Certificates were presented to Lisa A. Baker for work with the National Association of Housing and Redevelopment Officials for Legislative Network and the Community Revitalization and Development Committee.

10. Presentation: Short presentation on notable happenings at YCH between January and March 2018

CEO Lisa Baker presented a short presentation on notable happenings at YCH between January and March 2018.

CONSENT AGENDA

Minute Order No. 18-07: Approved Consent Agenda Item Nos. 11-13, with the clarification that the amount of \$517,673 for Agenda Item No. 13 is the correct amount.

MOTION: Thomson. SECOND: Neu. AYES: Arnold, Barajas, Neu, Thomson, Vanderford, Wienecki-Friedmand. ABSENT: Johannessen.

11. Review and Approve Minutes of the Meeting of January 24, 2018

Approved the minutes of the meeting of January 24, 2018 on Consent.

12. Review, Approve and Adopt Resolution to Amend YCH's Payment Standards in accordance with the Small Area Fair Market Rents (SAFMR) (Holt, Jimenez-Perez)

Approved **Resolution No. 18-01** on Consent.

13. Ratify Award with SW Allen for the Madison Migrant Center Americans with Disabilities Act (ADA) site and building improvements (Ichtertz)

Approved recommended action with the clarification that the amount of \$517,673 is the correct amount.

REGULAR AGENDA

14. Review, Approve and Authorize the Opening of the Special Needs Project Based Voucher Wait List at West Beamer by direct referral only (Holt, Jimenez-Perez)

Minute Order No. 18-08: Approved recommended action.

MOTION: Thomson. SECOND: Wienecke-Friedman. AYES: Arnold, Barajas, Neu, Thomson, Vanderford, Wienecke-Friedman. ABSENT: Johannessen.

15. Review and Approve adding a position to the YCH Organization Chart and approve the position description and salary range for the proposed Lease and Rental Coordinator (Baker, Holt)

Minute Order No. 18-09: Approved recommended action.

MOTION: Barajas. SECOND: Wienecke-Friedman. AYES: Arnold, Barajas, Neu, Thomson, Vanderford, Wienecke-Friedman. ABSENT: Johannessen.

16. Receive verbal report from CEO on changes in the seasonal migrant farmworker program by the state Office of Migrant Services.

Minute Order No. 18-10: Received verbal report from CEO on changes in the seasonal migrant farmworker program by the state Office of Migrant Services, directed staff to submit a formal letter of support on behalf of the Yolo County Housing Commission for Assembly Bill 2887 and authorized the CEO to work with Assemblymember Aguiar-Curry to get this bill passed.

MOTION: Thomson. SECOND: Barajas. AYES: Arnold, Barajas, Neu, Thomson, Vanderford, Wienecke-Friedman. ABSENT: Johannessen.

17. Receive Comments from CEO Baker

No comments from CEO Baker.

18. Receive Comments from Commissioners

Commissioner Thomson commended CEO Lisa Baker and her staff for their continued hard work and Commissioner Barajas recognized Commissioner Arnold as the new Chair for this meeting.

ADJOURNMENT

Next meeting is April 11, 2018

Will Arnold, Chair
Yolo County Housing

Julie Dachtler, Clerk
Yolo County Housing

Yolo County Housing

7.

Meeting Date: 04/11/2018

Information

SUBJECT

Review, Approve and Authorize the Write Off of Quarterly Uncollectible Debt for the Period ending March 31, 2018, in Accordance with the Adopted Accounts Receivable Charge Off Policy (Dogias, Gillette, Holt)

Attachments

Staff Report

Form Review

Form Started By: Julie Dachtler

Started On: 04/06/2018 09:14 AM

Final Approval Date: 04/06/2018



Yolo County Housing

147 W. Main Street Woodland: (530) 662-5428

WOODLAND, CA 95695 Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: April 11, 2018

TO: YCH Housing Commission

FROM: Lisa A. Baker, Chief Executive Officer

PREPARED BY: Tom Dogias, Real Estate Services Supervisor

SUBJECT: **Review, Approve and Authorize the Write-Off of Quarterly Uncollectible Debt in Accordance with the Adopted Accounts Receivable Charge Off Policy**

RECOMMENDED ACTIONS:

That the Housing Commission:

1. Authorize YCH staff to write off bad debts in the amount of \$12,424 in the Yolo County Housing Low Income Public Housing Program for the period ending March 31, 2018.

BACKGROUND/DISCUSSION

In accordance with the YCH Accounts Receivable Write Off Policy, staff requests that the Commission authorize the write off of debts that have not been collected for the quarter ending March 31, 2018. This amount of bad debts for the quarter are a result of:

- \$10,193 for AMP I (Yolano Village/Donnelly Circle) which involved three difficult evictions and damages. One of which involved removal of unauthorized tenants for using illegal drugs on the property. This amount does include the clean up and dumping of trash, maintenance and repair of the units and legal fees.
- \$2,231 is remaining move out charges of three former residents of AMP III (Riverbend/Las Casitas). One resident unfortunately passed away with no remaining estate to collect from. The other two accounts will be going to our collections agency.

Real Estate Services staff have continuously attempted to collect on these outstanding charges with no results. In coordination with the Finance Department, staff has assessed the collectibility of the tenant balances provided and have exhausted all efforts to locate the tenants and/or collect payment.

As a result, staff asks approval to submit write off documentation to Finance for entry into the Tenant Accounts Receivable System (TARs). These debts are forwarded to our collection agency for a final attempt at restitution.

FISCAL IMPACT LOW INCOME PUBLIC HOUSING

For the second and third quarter of FY 2017-2018, bad debts requested to be written off for Low Income Public Housing total \$12,424.00. This amount is .30% of total rents charged for the programs during this period.

Low Income Public Housing Write-Offs approved per year have been:

● 2009-2010	\$19,200	1.23%
● 2010-2011	\$22,300	1.49%
● 2011-2012	\$18,000	1.20%
● 2012-2013	\$ 7,500	0.50%
● 2013-2014	\$16,730	0.93%
● 2014-2015	\$17,635	1.00%
● 2015-2016	\$9,229	0.50%
● 2016-2017	\$6,805	0.29%

CONCLUSION

The periodic write off of uncollectible accounts receivable helps the Agency present a true representation of revenues that can be expected to be received and of debts that have a reasonable chance of being successfully collected.

Staff recommends that the Commission approve the requested authorization to write off debt for the 2nd and 3rd quarters in the amount of \$12,424.

Yolo County Housing

8.

Meeting Date: 04/11/2018

Information

SUBJECT

Public Hearing to Consider Adoption of a Resolution Approving the Proposed FY 2018 Annual Plan Update and Authorizing the CEO to Submit to the U.S. Department of Housing and Urban Development (HUD) (Holt, Baker)

Attachments

Staff Report

Att. A. Draft 2018 Annual Plan

Att. B. Resolution

Att. C. HUD Form 50077

Form Review

Form Started By: Julie Dachtler

Started On: 04/06/2018 09:16 AM

Final Approval Date: 04/06/2018



Yolo County Housing

147 W. Main Street
WOODLAND, CA 95695

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

DATE: April 11, 2018
TO: YCH Housing Commission
FROM: Lisa A. Baker, CEO
PREPARED BY: Janis Holt, General Director

SUBJECT: Public Hearing to Consider Adoption of a Resolution Approving the Proposed FY 2018 Annual Plan Update and Authorizing the CEO to Submit to the U.S. Department of Housing and Urban Development (HUD).

RECOMMENDED ACTION:

That the Housing Commission:

- a) Hold a public hearing to solicit public comment regarding the proposed Annual Plan; and
- b) After public testimony, comments and any changes, adopt Resolution to adopt the FY 2018 Annual Plan, and authorize the CEO to submit to HUD.

BACKGROUND / DISCUSSION

As part of its federal funding requirements, Yolo County Housing (YCH) is required to have an adopted Five Year Agency Plan, updated annually, regarding its Housing Choice Voucher and Public Housing Programs. On March 19, 2015, the Commission adopted the Five Year Plan and the 2015 Annual Plan. Annually, the Agency must review its Five-Year Plan and adopt a new Annual Plan regarding how it will handle its Admissions, Occupancy, Residency, Capital Fund Plan and Strategic Plans for federally-funded housing.

In conformance with these requirements, YCH has reviewed the Five Year Plan and prepared the annual plan. The draft Plan has been circulated for a 45-day comment period to the public and stakeholders. The draft Plan was also presented to the Resident Advisory Board (RAB) as required. A combined Public Notice was published for the comment period and public hearing in the local newspapers on February 20, 2018. The comment period began on February 23, 2018 and ended on April 9, 2018 and the public hearing notice scheduled for April 11, 2018 at 3:00pm.

Resident Advisory Board

In partnership with the RAB, staff held an initial informational meeting to engage members in review of the Annual Agency Plan Update and the Capital Fund Annual Statement and Five-Year Plan prior to the written update. Members received presentations from each department including Finance, Administration, Facilities, Public Housing and Housing Assistance (Vouchers).

During the informational meeting held on October 11, 2017, RAB members expressed their appreciation for the energy efficiency improvements being planned across the portfolio, specifically the improved lighting for better visibility throughout common areas and in their homes. RAB members expressed that when the solar farms are installed and operational, it will require clear communication with residents regarding the change in energy billing. RAB members requested that staff continue to focus on improved security measures such as surveillance camera installation for exterior areas such as parking lots, playgrounds, etc. Staff provided an overview of the two initiatives of Move-to-Work (MTW) and Rental Assistance Demonstration (RAD) that are being explored. RAB member comments around the update to the Admissions and Continued Occupancy Plan (ACOP) were focused on the pet policy including size, breed of pets, pet deposits, pet identification, and reporting processes.

The RAB held one (1) subsequent public comment meeting on February 22, 2018. Staff provided RAB members with an overview of the draft Annual Plan Update, Capital Plan Fund Update and Five Year Plan. At the conclusion of the review, there were three (3) comments that staff addressed to the RAB members satisfaction. 1) The replacement of the playground equipment at El Rio Villas is under design and staff will be meeting with residents to review ideas and assist in the design/selection process. 2) Residents and staff will work more closely together to enforce parking rules and requirements. 3) During El Rio Villas ADA and Road improvements, staff will provide advance notification regarding disruptions similar to the Phase One improvements.

Staff continues to use community engagement through RAB members, quarterly resident meetings, Community Awareness and Support Team (C.A.S.T.) members, Tenant Liaisons and other community sub-committees. Through the ROSS grant, YCH continues to work to connect residents with education, employment, resources and referrals. This year, YCH expanded access to the computer learning center for youth providing daily on-site activities at all major campuses.

Public Comment

No additional public comment has been received to date.

FISCAL IMPACT

Timely submission and approval of the Plan is the basis for receipt of federal funds from HUD. Failure to adopt the Plan would result in the loss of funding and subsidy.

CONCLUSION

Staff recommends, that, after public testimony, comments and any changes, the Commission adopt the 2018 Annual Plan and authorize submission to the Department of Housing and Urban Development (HUD).

Attachments: Draft 2018 Annual Plan
 Resolution
 HUD Form 50077

YOLO COUNTY HOUSING

FY2018 ANNUAL UPDATE TO THE FY2015 – FY2019 FIVE-YEAR AGENCY PLAN

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A. PHA Information

A.1 PHA Name:	Yolo County Housing
PHA Code:	CA044
PHA Type:	High Performing PHA
PHA Plan for Fiscal Year Beginning:	07/2018
Public Housing Units:	431
Housing Choice Vouchers:	1,742
Total Combined Units/Vouchers:	2,173
PHA Plan Submission Type:	Annual Plan

Availability of Information

The FY2018 Agency Plan Annual Update 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.

Supporting documents to the FY2018 Agency Plan Annual Update are also available for inspection at the Main Office.

A copy of the FY2018 Agency Plan Annual Update and supporting documents will remain available for inspection during the entire fiscal year.

Introduction

Yolo County Housing is dedicated to providing quality affordable housing and community development services to all persons within its service area. Yolo County Housing was first created in 1950. Its primary programs are funded by the United States Department of Housing and Urban Development (HUD) and through the State of California (OMS and HCD). The Housing Authority and its allied organizations provide assistance to approximately 2,760 households. Housing assistance is provided throughout the region and can be found in Woodland, West Sacramento, Davis, Winters, Esparto, Yolo, Knight's Landing, Dunnigan, Madison and Dixon (Solano County).

YCH provides year-round rental assistance through low cost housing that it owns and manages, as well as through housing that it owns in partnership. It also provides assistance through its Housing Choice Voucher program, its Project-Based Voucher program and through its Housing Choice Voucher Homeownership program. Additional units are available as well as through housing programs provided by its non-profit subsidiary, New Hope Community Development Corporation.

YCH also provides decent and safe temporary housing to migrant farmworker families during the County's growing season. The City operates two centers in Yolo County. In addition, YCH also provides staff and services to the Dixon Housing Authority and manages its Dixon Migrant Center.

YCH provides space that is used by a number of local City, County, University and non-profit organizations to provide after-school and educational programs for youth, as well as senior meal programs and classes to City and County residents regardless of whether or not they receive other services through YCH.

In 2018, YCH will be implementing a Smoke-Free Housing Policy which will ban smoking on any public housing developments owned by YCH within 25 feet of any doorway or window. The full policy will be an appendix incorporated into the updated Admission and Continued Occupancy (ACOP) Policy which will be available for public comment prior to HUD required implementation on July 1, 2018.

By April 1, 2018, YCH's HCV Program will implement Small Area Fair Market Rents (SAFMRs) as required by HUD. SAFMRs are calculated at the zip code level instead of the metropolitan level. Using zip codes as the basis for FMRs is designed to provide tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements

Statement of Housing Needs and Strategy for Addressing 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	7,770	5	5	5	3	4	4
Income >30% but <=50% of AMI	5,600	4	4	4	3	3	3
Income >50% but <80% of AMI	4,725	3	3	3	3	2	3
Elderly	2,130	3	3	3	4	2	3
Families with Disabilities	9,215	3	4	4	5	4	4
White	8,045	3	3	3	3	3	3
Black	710	3	3	3	3	3	3
Hispanic	5,065	3	3	3	3	3	3
Native American	120	3	3	3	3	3	3
Asian	2,420	3	3	3	3	3	3
Pacific Islander	120	3	3	3	3	3	3

Note: Overall figures for income categories have been updated. Remaining figures have not been updated from FY2017 Annual Update due to lack of available information.

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 2010 - 2014
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	5,004	n/a	
Extremely low income (<=30% AMI)	3,790	75.7%	
Very low income (>30% but <=50% AMI)	911	18.2%	
Low income (>50% but <80% AMI)	303	6.1%	
Families with children	3,642	72.8%	
Elderly families	950	19.0%	
Families with Disabilities	1,267	25.3%	
White	2,177	43.5%	
African American	1,413	28.2%	
Amer. Indian/Alaskan Native	79	1.6%	
Asian	257	5.1%	
Native Hawaiian/Pacific Islander	70	1.4%	
Other/Declined	1,008	20.1%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 12 months as of 1/2018			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Displaced by government action)			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	17,251		n/a
Extremely low income (<=30% AMI)	13,582	78.7%	
Very low income (>30% but <=50% AMI)	2,761	16.0%	
Low income (>50% but <80% AMI)	908	5.3%	
Families with children	6,355	36.8%	
Elderly families	1,431	8.3%	
Families with Disabilities	11,413	66.2%	
White	6,592	38.2%	
African American	4,936	28.6%	
Amer. Indian/Alaskan Native	369	2.1%	
Asian	824	4.8%	
Native Hawaiian/ Other Pacific Islander	204	1.2%	
Other/Declined	4,326	25.1%	
Characteristics by Bedroom Size (Public Housing Only)			
0/1 BR	4,868	28.3%	n/a
2 BR	7,538	43.7%	n/a
3 BR	4,196	24.3%	n/a
4/5/6 BR	649	3.8%	n/a
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? N/A			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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: As of October 2017, 430 out of 431 public housing units were occupied.
- Reduce turnover time for vacated public housing units: YCH has set a goal of completing all unit turnarounds in an average of twelve days. Unfortunately, due to three evictions which required extensive repair coupled with turnover in maintenance staff, the unit turnaround time in 2017 was longer than twelve days.
- Reduce time to renovate public housing units: After the emergency water well replacements in Winters, YCH will be able to focus on completing needed renovations to 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: Payment standards are adjusted based on the current rental market on an annual basis to allow the maximum number of families to be assisted.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required: Through marketing efforts, YCH has extended outreach to additional landlords with the hopes of increasing the unit size mix. Also, added 10 Project-based vouchers at Esperanza Crossing II.
- Maintain or increase Voucher lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration: Landlord workshops were held in conjunction with Legal Services of Northern California. Additional activities and staff dedicated to landlord recruitment and engagement are under consideration.

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

- Apply for additional Housing Choice Voucher units should they become available: YCH applied for additional vouchers through the Veterans Affairs Supportive Housing (VASH) Program and received additional five tenant-based vouchers in 2017.
- 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: Through a partnership, constructed new affordable housing at West Beamer Place.

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: Goal was exceeded: Due to the population served, YCH consistently exceeds this goal.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based housing choice voucher assistance: Due to the population served, YCH consistently exceeds this goal.

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: YCH has a preference for working families which is also given to elderly and disabled families.
- Adopt rent policies to support and encourage work but, that are mindful of current unemployment rates: YCH updates the flat rents annually to stay current with the rental market trends and to provide a more affordable rent for those families who may have employment incomes which may make paying 30% of income unreasonable.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Maintain housing that is designated for elderly occupants. YCH continues to maintain Riverbend Manor I and II 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: YCH has scheduled needed 504 improvements at all sites through the Capital Fund Program in upcoming years. Emergency replacement of the water well in Winters has delayed these items from being completed sooner.
- 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: At voucher issuance, YCH staff provides information to families concerning the opportunity to locate housing outside of these areas.

Reasons for Selecting Strategies

- Funding constraints – Although funding has stayed fairly consistent over the last couple of years, rising operations and housing costs continue to put a strain on YCH’s budgets.
- Influence of the housing market on PHA programs – The on-going rise of rents in the housing market continues to negatively affect the Housing Choice Voucher Program by reducing the number of families that YCH can serve.

Deconcentration Policy and Other Policies that Govern Eligibility, Selection and Admissions

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. Currently, YCH is completing reviews of both the ACOP and Administrative Plan. The purpose of these reviews is to make sure both plans are compliant with current regulations as well to analyze and revise, as necessary, any policies related to the operational efficiency of each program. Once finalized, both documents will be posted per HUD requirements to allow for public comments.

Public Housing – Admissions and Continued Occupancy Policy (ACOP)

Deconcentration Policy

It is Yolo County Housing’s (YCH) policy to provide for deconcentration of poverty and encourage income mixing. The goal of this policy is lessen the concentration of poverty and to create mixed-income communities within YCH’s public housing developments. This will be accomplished through admissions practices designed to bring in higher income residents to lower income developments and lower income residents into higher income developments. Toward this end, YCH will skip families on the waiting list

to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Deconcentration Policy is intended to work in conjunction with YCH's annual income targeting requirements. Regulations require that 40 percent of all new admissions to public housing developments during a fiscal year must be residents whose household income, at the time of admission, is equal to or lower than 30 percent of the Area Median Income. This "income targeting" requirement is separate from the Deconcentration Policy, which is comparative in nature.

YCH will affirmatively market housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Eligibility

To be eligible for the Public Housing Program an applicant family must:

- Qualify as a family as defined by HUD and YCH. A family, regardless of actual or perceived sexual orientation, gender identity, or marital status, may be a single person or group of persons. Family as defined by HUD includes a family with a child or children, two or more elderly or disabled persons living together, one or more elderly or disabled persons living with one or more live-in aides, or a single person. YCH has expanded this definition to include two or more individuals who are not related by blood, marriage, adoption, or other operation of law, but who either can demonstrate they have lived together previously or certify that each individual's income and other resources will be available to meet the needs of the family.
- Have income at or below HUD-specified income limits. To be income-eligible, a family must be a low-income family. A low-income family is a family whose annual income does not exceed 80 percent of the median income for Yolo County, adjusted for family size.
- Qualify on the basis of citizenship or the eligible immigrant status of family members. Housing assistance is only available to individuals who are U.S. citizens, U.S. nationals, or noncitizens that have eligible immigration status. At least one family member must be a citizen, national or noncitizen with eligible immigration status in order for the family to qualify for any level of assistance.

- Provide social security number information for family members as required. Every family member must provide documentation of a valid Social Security Number (SSN) or a certification stating that no SSN has been issued.
- Consent to the YCH's collection and use of family information as provided in YCH-provided consent forms. HUD requires each adult family member, and the head of household, spouse, or co-head, regardless of age to sign form HUD-9886, Authorization for the Release of information/Privacy Act Notice, and other consent forms as needed to collect information relevant to the family's eligibility and level of assistance.

Denial of Admission

Even though a family may meet the eligibility requirements for the Public Housing Program, it does not mean that they will be housed. 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 will admit an otherwise eligible family who was evicted from federally assisted housing within the past three (3) years for drug-related criminal activity, if YCH is able to verify that the household member who engaged in the criminal activity has completed a supervised drug rehabilitation program as approved by YCH, or the person who committed the crime, is no longer living in the household.
- 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 that is subject to a lifetime registration requirement under a state sex offender registration program.

Selection

Any family that wishes to reside in public housing must apply for admission to the program. HUD permits YCH to determine the format and content of its applications, as well how such applications will be made available to interested families and how applications will be accepted by YCH.

YCH's application process will involve two phases:

The first is the "initial" application for admission (referred to as a pre-application). This phase is to determine the family's eligibility for public housing 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 that 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. Applicants are required to attend an application interview to discuss the family's circumstance in greater detail.

Preferences

YCH offers the following preferences for the Public Housing Program. Preferences will be verified at the time of full application (determination of eligibility) and any change in preference status may change the applicant family's total score and may change their position on the waiting list.

Yolo County Resident - The residency preference is limited to the jurisdictional boundaries of the

County of Yolo. Use of the residency preference will not have the purpose or effect of delaying admission to the program based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family. Applicants who live or work in the County of Yolo at the time of determination of eligibility. [1 Point]

Veteran Preference - Any citizen of the United States who served in the active 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 veterans and the surviving spouses of veterans. [1 Point]

Working Preference - Families with at least one adult who is employed and has been employed for at least 6 months at an average of at least 20 hours per week at the time of determination of eligibility. This definition includes families where at least one adult was employed and is receiving unemployment benefits. This preference is automatically extended to elderly families or a family whose head or spouse is receiving income based on their permanent disability. [1 Point]

Involuntarily Displaced – Families who, within 2 years of the determination of eligibility, are displaced through no fault of their own for one or more of the following reasons. Families will receive credit for this preference only once, regardless of whether or not they qualify under more than one of the instances below. [2 Points]

Natural Disaster – Families that are displaced as a result of a federally-declared natural disaster that extensively damaged or destroyed their dwelling.

Governmental Action - Families that are displaced as a result of governmental action or that reside in dilapidated housing that is cited by local government officials or a local code enforcement agency. This preference applies to housing that 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 the family or has been declared unfit for habitation.

Victims of Domestic Violence - Families where the head or spouse is the victim of domestic violence. This preference must be documented by a referral from a social service agency, restraining order, proof of residency in a domestic violence shelter, or other similar means.

Witness Protection - Families that are part of a Witness Protection Program and, after a threat assessment, the applicable law enforcement agency recommends housing the family to avoid or reduce the risk of violence against the family.

Hate Crime - Families who are displaced due to a family member being the victim of one or more hate crimes and the family has vacated the unit because of the crime. Documentation of a hate crime includes a police report clearly indicating the nature of the crime or referral from local law enforcement.

Section 8 Participant - Families who were terminated by YCH from YCH Section 8 Housing Choice Voucher Program solely due to the lack of funding for their assistance. [1 Point]

At pre-application, the family will be placed on the waiting list based upon their total points, thereafter ordered by date and time of application. Preferences will be verified

at the time of full application (determination of eligibility) and families must meet the qualification requirements at that time.

In the event of a declared natural disaster in or around the service area, YCH may, at its discretion, provide preference to those families displaced as a result of natural disaster and will house evacuees as priority over current applicants on the waiting list. Disaster-affected families that were currently residing in public housing prior to the disaster will be first offered a unit in public housing, if available.

Unit Offers

YCH has a total of six (6) waiting lists, by geographical area and applicants are free to apply for any, some, or all of the areas:

- Woodland (CA 44-1 and CA 44-7)
- Winters (CA 44-2, CA 44-8, CA 44-18, and CA 44-25)
- Esparto (CA 44-4)
- Knights Landing (CA 44-5)
- Yolo (CA 44-6)
- West Sacramento (CA 44-15, CA 44-17 and CA 44-28)

There is no further subdivision within each waiting list (i.e. an applicant cannot designate a specific property in areas where there are more than one property). The application on each waiting list is treated independently, even if it is the same family.

Applications will be filed and selected by unit type and size; by preference; and by date and time of application. If an applicant claims a preference or preferences, they are ranked by preference score and then by date and time of application within that score. Applicants who claim no preference are placed below all preference applicants by date and time of application.

YCH can make a unit offer in any development. If this unit is rejected, the applicant goes to the bottom of the waiting list. However, YCH can define "bottom of the waiting list".

When the applicant is matched to the specific unit, that dwelling unit becomes "unrentable" until the offer is made and accepted or rejected. In order to reduce vacancy loss, it is necessary that processing from this point move as quickly as possible. To that end, the following conditions shall apply to dwelling unit offers:

- a. As an applicant moves near the top of the waiting list, YCH will contact the applicant family to determine continued interest, to update the application for final processing, to alert the applicant that an offer is likely in the near future,

and to inform the applicant about the requirements for move-in, such as utility deposits, security deposits, etc.

- b. Upon availability for occupancy, an applicant will be offered a unit.
- c. Upon offer of an apartment, the applicant shall have five (5) days to accept or reject the apartment. An additional business day may be granted if necessary to allow the applicant to inspect the apartment. Failure to give an answer within the prescribed time period shall be counted as rejection of the offer.
- d. Upon acceptance of the offer, the applicant will then be assigned a deadline for move-in. Before the end of this period, the applicant must complete all outstanding pre-occupancy requirements, such as joint unit inspection, establishment of utility services, leasing interview, and lease execution. Failure to complete move-in requirements within the assigned period will result in withdrawal of the offer and inactivation of the application.

Unit Refusals

- a. Applicants will be made one (1) offer of a unit of appropriate size and type. Should the family reject the offer, the family will be placed at the bottom of the waiting list.
- b. Upon return to the top of the waiting list, such an applicant would be made an offer in accordance with the provisions of this policy. Upon refusal of one such offer, including any in neighborhoods previously refused, the application shall again be placed at the bottom of the waiting list.
- c. When an applicant refuses an offer of an apartment, his/her application shall be returned to the bottom of the waiting list, unless the applicant can document that a move at that time would create an undue hardship on the family which is NOT related to race, creed, sex, national origin, religion, disability or familial status.
- d. Applicants not responding to an offer of housing by YCH shall be ruled ineligible and their application will be removed to the inactive/ineligible file and so documented.
- e. An applicant will have five (5) working days to accept or reject an offer of housing after receipt of notice of unit availability. Failure to respond to a notice of unit availability will be treated as a no response.
- f. After the third offer and refusal, the applicant will be withdrawn from the waiting list.

Housing Choice Voucher Program – Administrative Plan

Eligibility

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. A family, regardless of actual or perceived sexual orientation, gender identity, or marital status, may be a single person or group of persons. Family as defined by HUD includes a family with a child or children, two or more elderly or disabled persons living together, one or more elderly or disabled persons living with one or more live-in aides, or a single person. YCH has the discretion to determine if any other group of persons qualifies as a family.
- Have income at or below HUD specified income limits. To be income-eligible, a family must be a very low-income family or a low-income family which has been “continuously assisted” under the 1937 Housing Act. A very low-income family is a family whose annual income does not exceed 50 percent of the median income for Yolo County, adjusted for family size. A low-income family is a family whose annual income does not exceed 80 percent of the median income for Yolo County, adjusted for family size.
- Qualify on the basis of citizenship or the eligible immigrant status of family members. Housing assistance is only available to individuals who are U.S. citizens, U.S. nationals, or noncitizens that have eligible immigration status. At least one family member must be a citizen, national or noncitizen with eligible immigration status in order for the family to qualify for any level of assistance.
- Provide social security number information for all family members as required. Every family member must provide documentation of a valid Social Security Number (SSN) or a certification stating that no SSN has been issued.
- Consent to YCH’s collection and use of family information as provided for in YCH-provided consent forms. HUD requires each adult family member, and the head of household, spouse, or co-head, regardless of age to sign form HUD-9886, Authorization for the Release of information/Privacy Act Notice, and other consent forms as needed to collect information relevant to the family’s eligibility and level of assistance.

- YCH must determine that the current or past behavior of household members does not include activities that are prohibited by HUD or YCH.

Selection

Although an applicant may be eligible for the Housing Choice Voucher Program, it does not mean that they will be provided assistance. 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 will admit an otherwise eligible family who was evicted from federally assisted housing within the past three (3) years for drug-related criminal activity, if YCH is able to verify that the household member who engaged in the criminal activity has completed a supervised drug rehabilitation program as approved by YCH, or the person who committed the crime, is no longer living in the household.
- 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 that 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.

Wait List

Each eligible applicant household shall be placed on the waiting list based on preference and then by date and time of application. Files and supporting documentation supplied by the families shall be maintained in a manner that is consistent with regulations governing the programs.

YCH will maintain information that permits proper selection from the Waiting List. The Waiting List will be organized to contain the following information for each applicant.

- Applicant name
- Family unit size (number of bedrooms for subsidy standards)
- Date and time of application
- Preference score
- Racial or ethnic designation of the head of household

YCH shall make known to the public that applications are being taken at least 10 business days prior to the date applications will first be accepted. Publicity will include:

- (i) The dates, times, and location where families may apply;
- (ii) The programs for which applications will be taken;
- (iii) A brief description of the program; and
- (iv) Limitations, if any, on whom may apply.

Public notice shall be in the form of, but be limited to, newspaper ads and radio announcements. YCH will give the public notice by publication in a local newspaper of general circulation and also by minority media and other suitable means. The notice will comply with all HUD fair housing requirements.

YCH shall make known to the public that the waiting list will be closed and pre-applications will no longer be taken until further notice. Public notice may be in the form of, but will not be limited to, newspaper ads and radio announcements. YCH may give the public notice by publication in a local newspaper of general circulation and also by minority media and other suitable means. The notice will comply with all HUD fair housing requirements.

Closing the waiting list is defined that no applications will be received except for applicants that are direct referrals from local government agencies that are displaced as a result of governmental action. Once the referral is verified and accepted by YCH, the person is placed on the waiting list in accordance with this policy.

Preferences

YCH offers the following preferences for the Housing Choice Voucher Program. Preferences will be verified at the time of full application (determination of eligibility) and any change in preference status may change the applicant family's total score and may change their position on the waiting list.

Yolo County Resident - The residency preference is limited to the jurisdictional boundaries of the County of Yolo. Use of the residency preference will not have the purpose or effect of delaying admission to the program based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family. Applicants who live or work in the County of Yolo at the time of determination of eligibility. [1 Point]

Veteran Preference - Any citizen of the United States who served in the active 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 veterans and the surviving spouses of veterans. [1 Point]

Working Preference - Families with at least one adult who is employed and has been employed for at least 6 months at an average of at least 20 hours per week at the time of determination of eligibility. This definition includes families where at least one adult was employed and is receiving unemployment benefits. This preference is automatically extended to elderly families or a family whose head or spouse is receiving income based on their permanent disability. [1 Point]

Involuntarily Displaced - Families who, within 2 years of the determination of eligibility, are displaced through no fault of their own for one or more of the following reasons. Families will receive credit for this preference only once, regardless of whether or not they qualify under more than one of the instances below. [2 Points]

Natural Disaster - Families that are displaced as a result of a federally-declared natural disaster that extensively damaged or destroyed their dwelling.

Governmental Action - Families that are displaced as a result of governmental action or that reside in dilapidated housing that is cited by local government officials or a local code enforcement agency. This preference applies to housing that 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 the family or has been declared unfit for habitation.

Victims of Domestic Violence - Families where the head or spouse is the victim of domestic violence. This preference must be documented by a referral from a social service agency, restraining order, proof of residency in a domestic violence shelter, or other similar means.

Witness Protection - Families that are part of a Witness Protection Program and, after a threat assessment, the applicable law enforcement agency recommends housing the family to avoid or reduce the risk of violence against the family.

Hate Crime - Families who are displaced due to a family member being the victim of one or more hate crimes and the family has vacated the unit because of the crime. Documentation of a hate crime includes a police report clearly indicating the nature of the crime or referral from local law enforcement.

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 the Public Housing and Housing Choice Voucher Programs in Fiscal Year 2018.

Funding Source	Amount	Use
FY2018 PH Operating Fund	\$1,197,635	PH Operations
FY2018 Capital Fund Program	\$799,787	PH Modernization
FY2017 Capital Fund Program	\$391,954	PH Modernization
FY2016 Capital Fund Program	\$141,375	PH Modernization
Housing Choice Voucher Program	\$11,557,049	HCV Operations
HCV Administrative Fees	\$1,187,532	HCV Operations
Public Housing Dwelling Rent	\$1,808,695	PH Operations
Interest	\$2,479	PH/HCV Operations
Other Income	\$42,514	PH Operations
Total	\$17,129,020	

Note: The Capital Fund amounts for FY2017 and FY2016 are the unobligated amounts as of 12/31/2017. The projected FY2018 CFP amount is based on the actual FY2017 amount received.

Rent Determination

Public Housing

YCH shall provide two (2) rent options for any public housing dwelling unit owned, assisted, or operated by YCH:

- a. Flat Rents: The flat rental amount for the dwelling unit shall be based on the rental value of the unit, as determined by YCH; or,
- b. Income Based Rents: The monthly rental amount shall not exceed 30% of monthly adjusted income. Income Based Rents shall not be less than the minimum rental amount.

YCH has established a minimum rent policy to require families to pay a minimum monthly rent of \$25. This minimum rent shall include any amount allowed for utilities.

Housing Choice Voucher

Family share of rent shall be calculated based on:

- 30% of the monthly adjusted income of the family; or,
- 10% of the monthly income of the family; or,
- Welfare Rent (payments for welfare assistance from a public agency and a part of those payments, adjusted in accordance with the actual housing costs of the family, is specifically designated by that agency to meet the housing costs of the family, the portion of those of those payments that is so designated), or
- Minimum Rent.

YCH has established a minimum rent policy to require families to pay a minimum monthly rent of \$25. This minimum rent shall include any amount allowed for utilities.

Homeownership Programs

Public Housing

YCH does not currently operate a public housing homeownership program.

Housing Choice Voucher - Tenant Based Assistance

Yolo County Housing has established a housing choice voucher tenant-based homeownership option in Yolo County, USA, pursuant to the U.S. Department of Housing and Urban Development's (HUD) final rule dated October 12, 2000 and Section 555 of the Quality Housing and Work Responsibility Act of 1998 under Section 8(y), Homeownership Option.

Any voucher eligible program participant who has been issued a Housing Choice Voucher may utilize the subsidy to purchase rather than rent a home, subject to the following:

- 1) A family must meet the requirements for continued participation in the YCH Tenant-based HCV Program.
- 2) The homeownership option will be included in all Briefing and Re-Housing classes as well as media and community announcements. Current HCV participants must be in compliance with their lease and program requirements and must terminate their current lease arrangement in compliance with the lease.
- 3) A family in which the head of household or co-head has previously received assistance and has defaulted on a mortgage obtained through the Homeownership Option is barred from participation.

- 4) Participant families must be any of the following: “first-time homeowners,” in which no family member owned any present ownership interest in a residence of any family member in the last three years; residents of limited equity cooperatives; or, a family of which a member is a person with disabilities, and use of the Homeownership Option is needed as a reasonable accommodation. (Title to a mobile home is not considered as homeownership for purposes of this option.)
- 5) Participants in the HCV Homeownership Option must attend and satisfactorily complete the pre-purchase homeownership counseling program and be deemed to be “mortgage ready” before a homeownership voucher will be issued. Participants are also required to attend and complete post-purchase, ongoing homeownership counseling. At a minimum, the counseling will cover the following:
 - Home maintenance
 - Budgeting and money management
 - Credit counseling
 - Negotiating the purchase price of a home
 - Financing
 - Locating the home
 - De-concentration issues
 - Family must only purchase a home that passes HQS inspection and has been satisfactory according the independent inspection
- 6) The head of household and/or co-head must be currently employed on a fulltime basis (as defined by HUD to average 30 hours per week) and have been continuously so employed during the year before commencement of homeownership assistance. Families in which the head of household, spouse or co-head is disabled or elderly are exempted from this requirement. Families that include a person with disabilities may request an exemption as a reasonable accommodation.
- 7) The family’s income must be equal to or exceed the HUD minimum income requirement, currently set at 2000 hours times the current Federal minimum wage or \$14,500. Welfare assistance will not be counted (used) for meeting the income requirement, except for households in which the head or co-head is elderly or disabled and for households that include a disabled person other than head or co-head. (“Welfare assistance” includes federal housing assistance or the housing component of a welfare grant; Jobs and Family Services assistance; SSI that is subject to an income eligibility test; food stamps; general assistance or other assistance provided under a federal, state or local program that provides assistance available to meet family living or

- housing expenses.)
- 8) Participants may be enrolled in the Family Self-Sufficiency (FSS) Program but are not required to do so for qualifying in the program. Participants enrolled in the FSS will have a preference over non-FSS families. Funds accumulated in the escrow account may be advanced for purchase of the home or home maintenance, subject to the guidelines of the FSS Program.
 - 9) YCH requires the applicant for the program to be a current participant of the Voucher program and must have been in the program for at least one year, and be a participant in good standing.

The full homeownership plan can be found in the Administrative Plan for the Housing Choice Voucher Program.

Safety and Crime Prevention

The Department of Housing and Urban Development (HUD) requires public housing authorities to track, report and work to prevent crime. In order to meet these requirements, YCH has entered into cooperative agreements with local law enforcement agencies in order to ensure that affordable housing developments, public housing and housing subsidy households are safe environments for families. A strong partnership with local law enforcement can benefit both agencies and prevent incidents from becoming a continuing problem. Through mutual support, both agencies can work together at decreasing crime in their jurisdiction. YCH and the City of Davis have worked together to create the Memorandum of Understanding (MOU) that will meet state and federal requirements and allow for improved informationsharing between the City and YCH while respecting the rights of our residents. The original MOU template used initially in 2009 with the City of Woodland was developed in partnership with Legal Services of Northern California and reviewed by legal counsel for the Agency. It will be executed by the City of Davis Police Chief and YCH CEO.

MOU's between YCH and the City of Woodland, City of Winters, and the Yolo County Sheriff's Department have been enacted.

A security camera system has been installed at Yolano Village. Plans are in the works to install a similar type system at Donnelly Village through an MOU with the Woodland Police Department. Security cameras have been installed on the exterior of the office located at 62 Shams Way in the El Rio Villas campus with options to expand the camera system being evaluated. Staff is also seeking funds to install similar systems at in AMP III which includes Las Casitas and Riverbend Manor I & II.

Pet Policy

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.

Substantial Deviation

A "Substantial Deviation" from the 5-Year Plan is an overall change in the direction of the Agency pertaining to the Authority's Goals and Objectives. This includes revising or modifying the Agency's Goals and Objectives.

As part of the possible conversion to Rental Assistance Demonstration (RAD), YCH is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

Significant Amendment

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.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

B.2 New Activities

Hope VI or Choice Neighborhoods

At this time, there are no plans to submit an application for a Hope VI or Choice Neighborhoods Grant in the upcoming Fiscal Year. YCH reserves the right to submit an application if circumstances change. The Plan will be amended accordingly.

Mixed Finance Modernization or Development

At this time, there are no plans to submit an application for approval of a Mixed Finance Modernization or Development project in the upcoming Fiscal Year. YCH reserves the right to submit an application for approval if circumstances change. The Plan will be amended accordingly.

Demolition and/or Disposition

At this time, there are no plans to submit a Demolition and/or Disposition Application to HUD for any of its public housing properties. YCH reserves the right to submit an application for if circumstances change. The Plan will be amended accordingly.

Conversion of Public Housing to Tenant-Based Assistance

At this time, there are no plans to convert any Public Housing properties to Tenant-Based Assistance in the upcoming Fiscal Year. YCH reserves the right to submit an application for conversion if circumstances change. The Plan will be amended accordingly.

Conversion of Public Housing to Project-Based Assistance using RAD

YCH's Board of Commissioners has authorized staff to analyze the possible conversion to Rental Assistance Demonstration (RAD). Although the conversion analysis is in the initial stages and it is unclear whether RAD is a possibility, YCH is including all RAD-related information with the FY2018 Annual Update. Please see additional information on the possible conversion located on the following pages.

The Rental Assistance Demonstration (RAD) program is a federal housing program that was enacted as part of the Consolidated and Further Continuing Appropriations Act, 2012 administered by the Department of Housing and Urban Development (HUD). Broadly, the purpose of RAD is to provide a set of tools to address the unmet capital needs of deeply affordable, federally assisted public housing properties in order to maintain both the viability of the properties and their long-term affordability.

The 1.2 million units in the Public Housing program nationally have a documented repair backlog of nearly \$26 billion. Yolo County Housing (YCH) owns and operates 431 public housing units across its' portfolio located in City of Woodland, City of West Sacramento, and the unincorporated areas of the County in Knights Landing, Yolo, Esparto and outside the City of Winters. YCH public housing properties were built between 1950 and 2001 and have received 80 or above in their REAC scores over the last 6 years. Staff maintain safe, decent affordable housing throughout their portfolio through innovative, effective management and maintenance techniques with funding through rents (calculated at 30% of the family's eligible income and family size), federal operating funds and capital fund. However, funding is often prorated at 82% or less of what YCH is contracted for. Nevertheless, YCH still needs to meet operational and capital improvement costs which have continued to accumulate over the years.

RAD was created to give public housing authorities (PHAs) a tool to preserve and improve public housing properties assisting with meeting any deferred maintenance needs as well as providing an opportunity to create a long term, permanent solution to preserving affordable housing. In considering RAD, some of the potential advantages for YCH could be:

- Moving units to a project-based voucher (Section 8) platform with a long-term contract that, by law, must be renewed. This ensures that units remain permanently affordable to low-income households. There would be two options, Project-Based Rental Assistance (PBRA) or Project-Based Vouchers (PBV) that the agency could consider when moving to RAD.
- Shift of units from a public housing program to a project-based program may allow YCH to leverage additional private capital markets to make capital improvements without having to rely on HUD Capital Funds which have historically been grossly underfunded or to seek cumbersome Section 30 approvals.
- Continues to maintain the public stewardship of the converted property through ongoing ownership and property use rules.

- Less burdensome regulatory reporting which could allow YCH to use resources more effectively based on local and portfolio wide need.

One of the common questions is, “How will this affect current public housing residents?” For the extremely-low to low income residents in public housing, there will be very little effect. In fact, there could be advantages to those who reside in public housing, such as:

- Residents will still only pay 30% of their household’s adjusted gross income, therefore, their rent contribution will remain the same.
- Properties will remain under the control of the housing authority, so the responsive service they are accustomed to will continue.
- More stable platform so their affordable housing/unit will be preserved.
- More flexibility and more funding to do improvements and/or borrow funds for rehabilitation work.

On August 23, 2017, HUD released a notice on the RAD cap increase from 185,000 units to 225,000 units for conversion and is setting rents for units accepted under the increase. The first step in the process to be considered for RAD is to submit a Letter of Interest (LOI) and be placed on the list. From those submissions, at some future date, HUD will invite PHA’s to submit a full application for potential RAD conversion.

On October 16, 2017, staff held an initial meeting with the YCH Resident Advisory Board (RAB) to discuss the Annual Plan Update, Admissions and Continued Occupancy Plan (ACOP) updates, and the Administrative Plan updates. During this meeting, staff provided an overview of the RAD program and received positive comments and agreement with the concept from RAB members. Prior to submitting the RAD Application, staff will conduct on-site meetings explaining the RAD process at all housing campuses to receive initial input and feedback from current residents.

<u>Name of Public Housing Development:</u> Yolano Drive	<u>PIC Development ID:</u> CA044000001	<u>Conversion type (i.e., PBV or PBRA):</u> Either PBV or PBRA – To Be Determined	<u>Transfer of Assistance:</u> No (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 60	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family units	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> No changes	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> \$111,339
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	0	0	0
One Bedroom	8	8	0
Two Bedroom	28	28	0
Three Bedroom	20	20	0
Four Bedroom	4	4	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	Not applicable		

<u>Name of Public Housing Development:</u> El Rio Villa I	<u>PIC Development ID:</u> CA044000002	<u>Conversion type (i.e., PBV or PBRA):</u> Either PBV or PBRA – To Be Determined	<u>Transfer of Assistance:</u> No (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 30	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family units	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> No changes	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> \$55,670
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	0	0	0
One Bedroom	4	4	0
Two Bedroom	14	14	0
Three Bedroom	10	10	0
Four Bedroom	2	2	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	Not applicable		

<u>Name of Public Housing Development:</u> Vista Montecito	<u>PIC Development ID:</u> CA044000002	<u>Conversion type (i.e., PBV or PBRA):</u> Either PBV or PBRA – To Be Determined	<u>Transfer of Assistance:</u> No (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 16	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family units	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> No changes	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> \$29,690
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	8	8	0
Three Bedroom	8	8	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	Not applicable		

<u>Name of Public Housing Development:</u> Ridgecut Homes	<u>PIC Development ID:</u> CA044000001	<u>Conversion type (i.e., PBV or PBRA):</u> Either PBV or PBRA – To Be Determined	<u>Transfer of Assistance:</u> No (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 10	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family units	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> No changes	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> \$18,557
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	4	4	0
Three Bedroom	6	6	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	Not applicable		

<u>Name of Public Housing Development:</u> Yolito	<u>PIC Development ID:</u> CA044000001	<u>Conversion type (i.e., PBV or PBRA):</u> Either PBV or PBRA – To Be Determined	<u>Transfer of Assistance:</u> No (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 10	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family units	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> No changes	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> \$18,556
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	0	0	0
One Bedroom	0	8	0
Two Bedroom	4	4	0
Three Bedroom	6	6	0
Four Bedroom	0	4	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	Not applicable		

<u>Name of Public Housing Development:</u> Donnelly Circle	<u>PIC Development ID:</u> CA044000001	<u>Conversion type (i.e., PBV or PBRA):</u> Either PBV or PBRA – To Be Determined	<u>Transfer of Assistance:</u> No (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 72	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family units	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> No changes	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> \$133,607
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	0	0	0
One Bedroom	8	8	0
Two Bedroom	28	28	0
Three Bedroom	24	24	0
Four Bedroom	12	12	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	Not applicable		

<u>Name of Public Housing Development:</u> El Rio Villa II	<u>PIC Development ID:</u> CA044000002	<u>Conversion type (i.e., PBV or PBRA):</u> Either PBV or PBRA – To Be Determined	<u>Transfer of Assistance:</u> No (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 26	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family units	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> No changes	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> \$48,247
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	0	0	0
One Bedroom	2	2	0
Two Bedroom	12	12	0
Three Bedroom	8	8	0
Four Bedroom	4	4	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	Not applicable		

<u>Name of Public Housing Development:</u> Riverbend Manor I	<u>PIC Development ID:</u> CA044000003	<u>Conversion type (i.e., PBV or PBRA):</u> Either PBV or PBRA – To Be Determined	<u>Transfer of Assistance:</u> No (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 39	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Senior units	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> No changes	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> \$72,370
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	0	0	0
One Bedroom	4	4	0
Two Bedroom	31	31	0
Three Bedroom	4	4	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	Not applicable		

<u>Name of Public Housing Development:</u> Riverbend Manor II	<u>PIC Development ID:</u> CA044000003	<u>Conversion type (i.e., PBV or PBRA):</u> Either PBV or PBRA – To Be Determined	<u>Transfer of Assistance:</u> No (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 24	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Senior units	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> No changes	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> \$111,339
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	0	0	0
One Bedroom	6	6	0
Two Bedroom	18	18	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	Not applicable		

<u>Name of Public Housing Development:</u> El Rio Villa III	<u>PIC Development ID:</u> CA044000002	<u>Conversion type (i.e., PBV or PBRA):</u> Either PBV or PBRA – To Be Determined	<u>Transfer of Assistance:</u> No (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 50	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family units	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> No changes	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> \$92,783
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	0	0	0
One Bedroom	10	10	0
Two Bedroom	10	10	0
Three Bedroom	20	20	0
Four Bedroom	8	8	0
Five Bedroom	2	2	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	Not applicable		

<u>Name of Public Housing Development:</u> El Rio Villa IV	<u>PIC Development ID:</u> CA044000002	<u>Conversion type (i.e., PBV or PBRA):</u> Either PBV or PBRA – To Be Determined	<u>Transfer of Assistance:</u> No (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 18	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family units	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> No changes	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> \$33,402
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	0	0	0
Three Bedroom	18	18	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	Not applicable		

<u>Name of Public Housing Development:</u> Las Casitas	<u>PIC Development ID:</u> CA044000003	<u>Conversion type (i.e., PBV or PBRA):</u> Either PBV or PBRA – To Be Determined	<u>Transfer of Assistance:</u> No (if yes, please put the location if known, and # of units transferring)
<u>Total Units:</u> 76	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family units	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> No changes	<u>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> \$141,030
<u>Bedroom Type</u>	<u>Number of Units Pre-Conversion</u>	<u>Number of Units Post-Conversion</u>	<u>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</u>
Studio/Efficiency	0	0	0
One Bedroom	16	16	0
Two Bedroom	28	28	0
Three Bedroom	26	26	0
Four Bedroom	6	6	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0
<u>(If performing a Transfer of Assistance):</u>	Not applicable		

Resident Rights, Participation, Waiting List and Grievance Procedures

Sections 1.7 B and 1.7 C of PIH-2012-32 REV-1 are incorporated as part of this Plan. Please see the Tab related titled Conversion to Rental Assistance Demonstration.

Site Selection and Neighborhood Standards Review

No Transfer of Assistance is planned. Therefore, this section is not applicable.

Relocation Plans

The renovations planned to be completed as part of the conversion to RAD should not cause tenants to be relocated. Therefore, no relocation plans are necessary at this time.

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), YCH is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- c. Changes to the financing structure for each approved RAD conversion.

Project-Based Vouchers

To expand the availability of affordable housing in Yolo County, YCH uses project-based vouchers. 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. PBV assistance may be attached to existing housing or newly constructed or rehabilitated housing. HAP contracts cannot be renewed or entered into if more than twenty (20%) of the base allocation is utilized for PBV. YCH is responsible for determining the amount of budget authority that is available for project-based vouchers and ensuring that the amount of assistance that is attached to units is within the amounts available and/or authorized by HUD.

Currently, YCH uses approximately 6.3% (108 units) of the budget authority for project-based vouchers with contracts for periods of 10 to 15 years. YCH will be adding 52 additional project-based vouchers in the near future. The table below provides information on the apartment complexes which currently have project-based contracts with YCH:

Complex	Units	Effective Date	City
Fair Plaza Senior Apts.	27	10/1/2008	Woodland
Homestead Apts.	4	2/1/2009	Davis
Eleanor Roosevelt Circle	15	4/1/2009	Davis
Terracina at Springlake	15	8/15/2012	Woodland
New Harmony	17	2/1/2013	Davis
Esperanza Crossing	10	6/20/2013	Esparto
Cesar Chavez Plaza	10	11/8/2013	Davis
Hotel Woodland VASH	10	12/1/2014	Woodland
West Beamer Village	20	June 2018	Woodland
Blue Mountain Terrace	22	2019	Winters
Esperanza Crossing II	10	February 2018	Esparto

The implementation of project-based vouchers up to 20% of the Annual Budget Authority will increase the quality of affordable housing and expand housing opportunity to low-income families in Yolo County which is consistent with the Agency Plan's Goals and Objectives.

Units with Approved Vacancies for Modernization

At certain times, a PHA may have a need to request the approval from HUD for vacancies in which to complete significant modernization work. At this time, YCH does not have a need to request this approval from HUD. YCH reserves the right to request approval if a need should arise during the upcoming Fiscal Year.

Other Capital Grant Programs

Currently, YCH is not receiving funding through any other Capital Grant Programs such as the Capital Fund Facilities Grants or Emergency Safety and Security Grants. YCH reserves the right to apply for funding through these grants should they become available during the upcoming Fiscal Year.

B.3. Progress Report

2017 Summary

Affordable Housing

- Building six farmworker homeownership units in Esparto.
- Building 80 units located at 10 N. Cottonwood.
- Refinanced Cottonwood Meadows and will be completing energy improvements at the property as well.

Homelessness

YCH continues to be an advocate for reducing homelessness. In November 2017, Sutter Health approved the City of Davis' grant proposal request for \$232,990 to address gaps in its New Pathways program. On December 6, the City Council approved a Memorandum of Understanding with Sutter Health to approve the Sutter grant to fill several gaps in its goal to move individuals who are homeless to permanent supported housing. Late last year, Sutter Health officially launched its Getting to Zero initiative to find permanent solutions to homelessness across the tri-county region of Yolo, Sacramento, and Placer Counties.

Over the past months, it became clear that New Pathways initiated in March of 2016 is missing three needed components to achieve its goal to permanently house and support vulnerable individuals. The enhanced program, now referred to as Davis Sutter Pathways, with funding provided by the City of Davis and Sutter Health, has incorporated these additional components:

1. employment training, Pathways to Employment, operated by Davis Community Meals (DCM)
2. bridge rental assistance, to be operated by YCH Getting to Zero Vouchers,
3. support services also to be managed by YCH

YCH manages Getting to Zero Vouchers and support services with funding from an Inter-Governmental Agreement (\$162,100). Getting to Zero vouchers will function as rental assistance that bridges the gap from no housing, emergency shelter, or interim housing, to permanent housing. Yolo Housing will apply the same criteria as that for its federally funded housing voucher program. In this way, when Yolo Housing vouchers are available, the housed individual can transfer seamlessly from grant funded housing subsidy to a federally funded housing subsidy.

Support Services aimed at maximizing the success of each individual will include wrap-around services such as move-in assistance, a damages fund, and case management services. Social work staff and peer counselors will tailor the case management services to the individual needs of each participant.

One population that YCH serves less well, due to federal funding constraints, are parolees and those exiting incarceration. Those with violent criminal or drug-related offenses are not accepted in the majority of our programs until at least 3 years after the end of the offense. Although it should be noted that the prohibition can be considered on a case-by-case basis where there are other circumstances, such as successful completion of a drug rehabilitation program.

However, admission rules in private market rate housing are often more restrictive than YCH's rules. The denial of admission to rental housing for those with past criminal histories has the unintended effect of making these populations much more prone to homelessness than other populations. Indeed, finding housing is one of the major challenges for volunteers with the County's Neighborhood Court program.

Beginning with Bridge to Housing, YCH has been in ongoing discussions with the County and cities on ways to mitigate these issues and make inroads against

chronic homelessness and lack of access to affordable housing. As a result of these discussions, the County and YCH have partnered in an application to the IGT (Intergovernmental Transfer) for funding for a home patterned on the successful Helen Thomson homes program (transitional housing for full service mental health clients in homes owned by YCH, with services provided through Health and Human Services Agency [HHS]).

This would be a partnership with the Probation Department to house individuals as a step down from professional intensive substance abuse disorder/mental health services into a residential setting with wrap around services and skill building. This would include supportive housing, securing increased benefits and income, decreased drug usage and increased engagement with mental health and other services. It is designed to promote successful community engagement and pro-social interaction with a Step Up to Rent Ready component and would be a permanent investment in our justice involved population.

YCH has purchased a property in Woodland. An MOU between YCH and Yolo County will provide funding for maintenance, utilities and other costs associated with the property, as is the case with the Helen Thomson homes.

Moving To Work (MTW)

Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW gives PHAs exemptions from many existing public housing and voucher rules and more flexibility with how they use their Federal funds. MTW agencies are expected to use the opportunities presented by MTW to inform Housing and Urban Development (HUD) about ways to better address local community needs.

In 2012, staff presented the MTW concept to the Housing Commission and to the Resident Advisory Board which was well received. At the time, the agency was unable to submit a complete application to become a MTW agency and no additional opportunities to apply became available. After five years, there are potentially new opportunities to apply and staff recommends that YCH look into MTW options as a vehicle to increase housing choice and expand self-sufficiency programs for our families as well as to bring cost savings to the agency.

Within California, there are currently seven (7) MTW agencies including Tulare, San Diego, San Mateo, San Bernardino, Oakland, Santa Clara County and Santa

Clara/San Jose; more than in any other state. Due to the unprecedented affordability crisis in California, public housing authorities in the state face challenges as they struggle to keep pace with the growing affordability gap and need interventions and flexibility. These challenges have launched a statewide effort to make California an MTW state. If successful, housing authorities will have the option of using MTW to create specific, local solutions for their jurisdictions.

In addition to the statewide initiative, HUD issued a draft MTW expansion notice for public comment which ended September 8, 2017. It is anticipated, that in the future, HUD will release the final notice which will provide new guidance to public housing authorities that have an interest in becoming an MTW agency. Only PHA's that are high performers in both their Low-Rent Public Housing and Housing Choice Voucher programs are eligible to apply. YCH has consistently maintained high performer status in both programs for the last four years.

In becoming an MTW agency, YCH can seek exemption from existing Public Housing and Housing Choice Voucher program rules in pursuit of three objectives:

- Reduce cost and achieve greater cost effectiveness in Federal expenditures;
- Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs to assist people to obtain employment and become economically self-sufficient; and
- Increase housing choice for low-income families.

Some activities that MTW agencies have implemented include:

- Block grant approach -- combining public housing operating and capital funds with voucher funds and use them interchangeably depending on the housing needs of the service area.
- Extending FSS Escrow accounts to public housing residents
- Increased case management services
- Linking rental assistance with supportive services
- Streamlining and redesigning processes/forms
- Simplified rent calculations
- Developing mixed-income and tax credit properties
- Expansion of mortgage assistance and homeownership programs.

Becoming an MTW agency would allow YCH to expand on implementation of innovative policies and strategies that will help those families and individuals most in need (such as in homeless recovery programming), expand avenues and

opportunities for family self-sufficiency and use resources to best serve Yolo County constituents. The creation of any future YCH MTW work plan would require resident/tenant participation and feedback, partner agency input, and guidance from the Housing Commission.

On October 16, 2017, staff held an initial meeting with the YCH Resident Advisory Board (RAB) to discuss the Annual Plan Update, Admissions and Continued Occupancy Plan (ACOP) updates, and the Administrative Plan updates. During this meeting, staff provided an overview of opportunities through the MTW program and received positive comments and agreement with the concept from the RAB members.

Energy Performance Contract

In 2013, YCH set out to improve energy efficiency and take advantage of the Energy Performance Contract financing program through HUD for its public housing sites. Since that time, this initial plan has morphed into a portfolio-wide program with three basic structures:

1. Solar arrays financed with debt repaid by monthly utility cost savings
2. Lighting and water conservation improvements on public housing sites financed with debt repaid by the savings generated by the improvements.
3. Lighting and water conservation improvements to non-HUD properties financed with a combination of debt and reserves repaid by the savings generated by the improvements.

Siemens Industry, Inc. helped YCH to secure a \$587,701 Multifamily Affordable Solar Housing (MASH) grant through PG&E and an equipment loan from PNC bank at 3.18% fixed rate over 15 years plus 12 months of construction. This loan will be secured by the equipment, rather than the land or improvements; because of this, HUD has confirmed that Section 30 approval is not required by them. These are the final transaction documents to move forward with the solar arrays for Yolano-Donnelly, El Rio Villas and Riverbend Manor.

The electricity generated from these systems on a monthly basis will be allocated and credited on each tenant's PG&E bill. Such savings will then be billed to each tenant with that money going to fund the monthly note payments.

On May 24, 2017, the Commission voted to approve the PNC proposal, along with the MASH grant from PGE and the Installation Contract with Siemens.

Conversion of Vehicle Fleet

One major cost that YCH incurs is the purchase and maintenance of its vehicle fleet.

Currently, there are a total of nine vehicles in YCH's fleet. Eight of the nine are due for replacement now while the remaining vehicle will need to be replaced within the next couple of years. Also, the YCH's fleet management contract with the County of Yolo expired on June 30, 2017. At that time, the contract cost were expected to increase significantly.

Over the next five years, YCH expects to spend \$424,500 on purchasing and maintenance of the vehicle fleet. Through leasing, the total cost including maintenance would be \$324,190 for a savings of \$100,310.

After completing the cost analysis, YCH has decided to begin leasing vehicles instead of purchasing new vehicles.

VAWA

On March 17, 2013, the Violence Against Women Reauthorization Act (VAWA 2013) was signed into law and implemented several key changes related to housing protections for victims of domestic violence, dating violence, sexual assault, and stalking. On November 16, 2016, the VAWA Final Rule was published in the Federal Register. Among the several major changes, there is a requirements for public housing, housing choice voucher, and project-based voucher programs to establish an Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking. HUD provides a model Emergency Transfer Plan for public housing authorities to assist with establishing their local emergency transfer plan. PIH Notice 2017-08 provided guidance to local public housing authorities on implementation of the VAWA 2013 including determining eligibility for VAWA protections, certification and documentation requirements, noticing requirements, emergency transfers, confidentiality, family break-up, lease bifurcation, record keeping and reporting requirements, developing partnerships with victim service providers, notifications to owners, and fair housing. Staff developed an initial draft YCH Emergency Transfer Plan using the HUD provided template and PIH Notice 2017-08. Legal Services of Northern California (LSNC), our local fair housing agency reviewed the initial draft and provided four written recommendations. Based on those recommendations, staff revised the draft so that it better clarifies emergency transfers in the tenant-based and project based voucher program, better defines what qualifies as victims of sexual assault, further

defines reasonable accommodations available to victims, and adds Empower Yolo as the local service provider for victims. LSNC also provided recommendations for three changes to the Notice of Occupancy Rights under VAWA. The elements of the YCH Emergency Transfer Plan are: Eligibility for Emergency Transfers Documentation Requirements Confidentiality Timing and Availability in the Public Housing and Housing Choice Voucher programs (tenant-based and project-based) Local and national resources. As the Plan is implemented, staff may recognize needs for minor changes or additions in order to best meet the needs of victims and to meet the full intent of the HUD regulation. YCH will be providing translated materials in accordance with our LEP and will be posting the approved Plan to our website.

Service Partners

YCH recognizes that in order to fulfill our mission, we require service partners who help us to support our extremely and very low income families. YCH manages over 50 service partner agreements with local jurisdictional partners and non-profit service organizations providing a variety services including health, education, insurance, social, food insecurity, nutrition, child development, youth and more.

On-going Goals and Objectives

- Continue to analyze opportunities for operational cost savings that will be necessary due to cuts in funding.

Progress: As mentioned previously, YCH has entered into an agreement to begin leasing its vehicle fleet instead of purchasing. With maintenance included, this is expected to save approximately \$20,000 per year.

- Complete renovations to public housing properties to meet accessibility requirements.

Progress: Due to on-going repair and replacement of the water wells at El Rio Villas in Winters which was a necessity, the accessibility renovations have had to be delayed. Once the water wells are complete, YCH is hoping to use the remaining funds from the FY2016 CFP to begin to complete the ADA renovations. YCH also has funds in the 2017 and 2018 CFP Grants allocated to ADA improvements.

- Continue to increase the sustainability of the Agency's portfolio by reducing energy usage using both simple and complex strategies.

Progress: YCH continues resident education and stringent enforcement of outdoor watering ordinances.

YCH has entered into an Energy Performance Contract with Siemens to provide energy-efficient upgrades at various properties. More detailed information is included in the summary at the beginning of this section.

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

Progress: YCH's average occupancy rate for Public Housing is 99% which exceeds the Goal of 97%.

YCH's on-time rent collection rate is 100% which exceeds the Goal of 95%.

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

Progress: Although YCH dropped from a score of 94 on the 2016 Public Housing Assessment System (PHAS) to a 92 for 2017, YCH remains a High Performing agency.

- Continue to train staff on Asset Management to ensure compliance with all new HUD regulations.

Progress: During the last year, employees completed training in procurement procedures, Capital Fund regulations and the use of YCH's computer software.

In addition, employees have received certifications in Fair Housing and Reasonable Accommodations, Housing Quality Standards and as a Public Housing Rent Calculation Specialist.

- 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).

Progress: While the current allotment of vouchers in the HCV Program is 1,727, funding is not sufficient to cover this level of vouchers. Presently, the Program can fund approximately 1,500 vouchers. The current lease-up rate is 100% of budget.

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

Progress: Due to the tight housing market in Yolo County, no homes were closed in 2017. Interest remains high but unfortunately, most participants do not meet the requirements.

- Continue to achieve High Performer status on Section 8 Management Assessment (SEMAP) score.

Progress: YCH was notified that it received a score of 100% on the SEMAP for the fiscal year ending June 30, 2017. This is the 8th consecutive year that the Housing Choice Voucher Program is a High Performer.

- Implement new owner outreach materials to attract potential new owners to participate in the HCV Program.

Progress: YCH continued to host the Landlord Workshop presented by Legal Services of Northern California (LSNC). The Landlord Access Program remains active.

YCH also placed advertisements in the local newspaper, prepared flyers for distribution and posted information on the website regarding landlord participation in the HCV Program.

- Complete full enrollment in the Family Self-Sufficiency Program (FSS) to comply with the HUD requirement.

Progress: The Agency maintains full enrollment in the FSS Program based on their mandatory slots. YCH continues to seek HCV-FSS and PH-FSS funding opportunities to expand

program enrollment and self-sufficiency for families. Over the last year, five participants have graduated from the Program.

- Continue to upgrade computer systems including servers, software, and memory capacity.

Progress: On an on-going basis, outdated computers and equipment are replaced with updated models.

- Continue with customer satisfaction surveys; gather and interpret results; identify strengths and areas of needed improvement in YCH services.

Progress: The HCV Program received positive feedback from the most recent client and landlord survey. Sixty-seven percent of the respondents gave a rating of excellent while thirty percent gave a rating of good. Three percent gave a fair rating while less than one percent rated service as poor.

Real Estate Services in Woodland and Yolo received positive feedback from the most recent client and landlord survey. Fifty-six percent of the respondents gave a rating of excellent while thirty-three percent gave a rating of good. Eleven percent gave a fair rating while no one rated service as poor.

Real Estate Services in West Sacramento received positive feedback from the most recent client and landlord survey. Sixty-four percent of the respondents gave a rating of excellent while twenty-seven percent gave a rating of good. Nine percent gave a fair rating while no one rated service as poor.

Real Estate Services in Winters and Esparto received positive feedback from the most recent client and landlord survey. Seventy-five percent of the respondents gave a rating of excellent while thirteen percent gave a rating of good. Thirteen percent gave a fair rating while no one rated service as poor.

YCH will also be looking at building customer service

feedback tools into our new website design.

- Install individual water meters at apartments where there is currently no meter.

Progress: Installation of individual water meters is expected to be completed using the Capital Fund Program and has been included in the Five-Year Plan for FY2018 – FY2022.

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

Progress: While much progress has been in previous years, no eco-friendly landscaping was installed in 2017.

- Install broadband access capability to reach all sites and offer inexpensive in-home broadband access to residents.

Progress: Unfortunately, YCH has been unable to receive any grant funding to cover the monthly cost associated with providing broadband access to residents. YCH is unable to cover the cost from operations at present. YCH continues to pursue opportunities to provide internet access to all residents.

- Continue to deploy Facebook page to help distribute information to residents and applicants.

Progress: Information concerning YCH matters and other important news is posted to the Agency's Facebook page on a continual basis. The page currently has 287 likes/followers.

- Upgrade website to include better information, easier navigation and install access portals for customers – landlords, tenants, and participants.

Progress: Due to the lack of appropriate responses, YCH will be reissuing the RFP to revamp the agency's website.

- Move forward with additional elements of YCH's "Welcome Home" strategy that are already outlined in the Five-Year Plan, including development of a welcome packet for residents, participants, and

landlords.

Progress: While the “Welcome Home” strategy has been completed in concept, it will continually evolve as new items are added and changed within it.

- 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.

Progress: YCH received a three-year, \$246,000 ROSS Service Coordinator Grant covering 2017, 2018 and 2019.

- Complete software conversion to Tenmast’s Winten 2+ system to enhance productivity and streamline operations.

Progress: Complete

- Expand CAST (Community Awareness and Safety Team) to the El Rio Villa public housing developments.

Progress: Complete

- Speed up the collection of past due accounts.

Progress: YCH only wrote off bad debts totaling \$6,805 in 2016-2017 which is the lowest amount in over ten years.

- Provide services to other Public Housing Authorities or similar entities as a means to increase revenue.

Progress: YCH continues to provide grant management services related to the Community Block Grant and Home Grant for Yolo County.

YCH continues to provide grant management services to the City of Winters.

YCH continues to provide technical assistance to the State of California.

YCH continues to provide the City of Davis with affordable housing monitoring, financial, services, grants management and consultation services.

The CEO continues to provide staffing to the Ten Year Plan Commission.

YCH continues to be a member of the Continuum of Care.

YCH will continue to assess opportunities like the above on an on-going basis and undertake the ones which make financial sense while also helping the entire community.

B.4 Most Recent Fiscal Year Audit

The most recent Fiscal Year Audit covers FYE June 30, 2017. There were no findings in that Audit. A copy of the Audit is included with the Annual Update.

C. Other Documents and/or Certification Requirements

C.1 Certification of Compliance with PHA Plans and Related Regulations

Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with the PHA Plans and Related Regulations, will be submitted as an electronic attachment to the FY2018 Annual Plan. This Form will be signed by the Chair of the Housing Commission once the Plan is approved by the Board.

C.2 Civil Rights Certification

Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with the PHA Plans and Related Regulations, will be submitted as an electronic attachment to the FY2018 Annual Plan. This Form will be signed by the Chair of the Housing Commission once the Plan is approved by the Board.

C.3 Resident Advisory Board Comments

A Resident Advisory Board meeting was held on Thursday, February 22, 2018, to discuss the FY2018 Agency Plan and give RAB members a chance to provide their input on the Plan.

Resident Advisory Board members present included Debbie Bello-Uzzardo, Joe Walters, Gail Wright, Larry Wright and Veronica Reyes.

YCH staff members present included Lisa A. Baker, Janis Holt, Irma Jimenez-Perez, Mary Hammes, Isaac Blackstock, Jim Gillette, Fred Ichertz and Tom Dogias.

During the meeting YCH staff presented an overview of the Agency Annual Plan Update and the Capital Fund Plan Update drafts being submitted for public comment.

After the staff presentation, RAB members gave the following comments:

- Replacement of the playground at El Rio Villas needs to be expedited. Staff mentioned that residents will have the opportunity to review ideas and assist in the selection process.
- Parking continues to be a challenge at El Rio Villas. Residents would like to see stronger enforcement of requiring residents and guests to display tags and issuing violations to those that do not comply and/or towing vehicles.
- Members asked about the impacts to residents during the El Rio Villas ADA and Road Improvements. Staff mentioned it would be similar to Phase I but on the other half of the complex. Advance notification will be provided to residents.

C.4 Certification by State or Local Officials

YCH will submit Form HUD-50077 SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, to the appropriate local official for their signature. The signed form will be submitted to HUD as an electronic attachment to the FY2018 Annual Update.

D. Statement of Capital Improvements

D.1 Capital Improvements

The most recent Capital Fund Five-Year Action Plan covering 2017 – 2021 was approved by the Board of Commissioners in April 2017.

The proposed Capital Fund Five-Year Action Plan covering FY2018 – FY2022 will be discussed in the same Public Hearing as the FY2018 Agency Plan Annual Update. A copy of the FY2018 – FY2022 Capital Fund Five-Year Action Plan will be available for review during the 45-day Public Hearing notice period as well.

YOLO COUNTY HOUSING
RESOLUTION NO. 18-_____

(Resolution to Chief Executive Officer to Execute 2018 Agency Plan)

WHEREAS, the Housing Authority of the County of Yolo (“YCH”) is required to update its Annual Plan; and

WHEREAS, the Annual Agency Plan must be submitted 75 days before the end of the budget cycle; and

WHEREAS, the approved updated Agency and Annual Plan must be submitted to HUD by the 17th of April 2018 in order to be in program compliance; and

WHEREAS, submission and approval of this resolution is the basis for receipt of federal funds from HUD,

NOW, THEREFORE, BE IT RESOLVED, ORDERED AND FOUND by the Housing Commission of the Housing Authority of the County of Yolo, as follows:

1. The foregoing recitals are true and correct.
2. The Housing Commission hereby approves that the Housing Authority of the County of Yolo submit an updated agency plan to the U.S. Department of Housing and Urban Development.
3. The Housing Commission hereby authorizes the Chief Executive Officer on behalf of the Housing Authority of the County of Yolo, to execute any and all agreements necessary to carry out this transaction.

EFFECTIVE DATES: This Resolution shall take effect from and after the date of its adoption.

PASSED AND ADOPTED, by the Housing Commission of the Housing Authority of the County of Yolo, State of California, this 11th day of April, 2018 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Will Arnold, Chair
Housing Commission of the Housing
Authority of the County of Yolo

Approved as to Form:

By _____
Hope Welton, Agency Counsel

Attest:
Julie Dachtler, Agency Clerk
Housing Commission of the
Housing Authority of the County of Yolo

By _____

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

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 July 1, 2018, 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 has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
5. The PHA certifies that it 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.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - 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 a 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 a 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. 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).
18. 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.
19. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Yolo County Housing

CA044

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2018

5-Year PHA Plan for Fiscal Years 2015 - 2019

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

Will Arnold

Commission Chair

Signature

Date

Yolo County Housing

9.

Meeting Date: 04/11/2018

Information

SUBJECT

Public Hearing to Consider Adoption of the FY 2018 Capital Fund Five Year Plan and Annual Statement and Authorize the CEO to Execute Required Documents and Submit to the U.S. Department of Housing and Urban Development (HUD) (Ichtertz, Holt and Baker)

Attachments

Staff Report

Att. A. Draft 2018 Capital Fund Annual Plan Statement

Att. C. Five Year Plan

Form Review

Form Started By: Julie Dachtler

Started On: 04/06/2018 09:20 AM

Final Approval Date: 04/06/2018



Yolo County Housing

147 W. Main Street
WOODLAND, CA 95695

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

DATE: April 11, 2018
TO: YCH Housing Commission
FROM: Lisa A. Baker, CEO
PREPARED BY: Janis Holt, General Director

SUBJECT: Public Hearing to Consider Adoption of the FY 2018 Capital Fund Five-Year Plan and Annual Statement and Authorize the CEO to Execute Required Documents and Submit for Review the U.S. Department of Housing and Urban Development (HUD).

RECOMMENDED ACTION:

That the Housing Commission:

- a) Hold public hearing to solicit public comment regarding the proposed Capital Fund Annual Statement and Five Year Plan; and
- b) After public testimony, comments and any changes, approve the Plan, and;
- c) Authorize CEO to execute and submit to HUD.

BACKGROUND / DISCUSSION

As part of its requirements to HUD, Yolo County Housing is required to annually update their Five Year Capital Fund Plan. As a change from prior practice, HUD regulations now require the Capital Fund Plan to be approved separately from the Annual Plan update. As part of the Capital Fund Plan approval process, the Agency created an update to the Five Year Plan and circulated it for a 45-day comment period to the public and stakeholders. The draft Plan was also presented to the Resident Advisory Board (RAB). A combined Public Notice was published for the comment period and public hearing in the local newspapers on February 20, 2018. The comment period began on February 23, 2018 and ended on April 9, 2018 and the public hearing notice scheduled for April 11, 2018 at 3:00pm.

Residency Advisory Board

The Resident Advisory Board had one comment regarding the El Rio Villas ADA and Road improvements in regards to the disruption during construction. Staff addressed *Working together to provide quality affordable housing and community development services for all*

those concerns by informing the RAB that all residents will be provided advance notification regarding construction processes and will attempt to minimize disruptions similar to the Phase One improvements that were completed.

Public Comment

No public comment was received during the public comment period.

FISCAL IMPACT

Timely approval of the Annual Capital Fund Plan Statement and Five Year Plan is required for receipt of capital funds.

CONCLUSION

Staff recommends, that, after public testimony, comments and any changes, the Commission approve the 2018 Capital Fund Plan Statement and Five Year Plan and authorize the CEO to execute with HUD.

Attachments: Draft 2018 Capital Fund Annual Plan Statement and Five Year Plan

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA01P04450118 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2018 FFY of Grant Approval: 2018
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <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	\$159,957.00			
3	1408 Management Improvements	\$30,000.00			
4	1410 Administration (may not exceed 10% of line 21)	\$79,978.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1480 General Capital Fund	\$361,954.00			
15	1485 Demolition				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18a	1499 Development Activities ⁴				
18b	1501 Collateralization or Debt Service paid by the PHA	\$167,898.00			
19	9000 Collateralization or Debt Service paid Via System of Direct Payment				
20	1502 Contingency (may not exceed 8% of line 21)				
21	Amount of Annual Grant: (sum of line 2- 20)	\$799,787.00			
22	Amount of Line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Activities				
24	Amount of Line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				

26	Amount of Line 21 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: CA01P04450118 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2018		
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	\$159,957.00				
	Subtotal 1406			\$159,957.00				
	Management Improvements							
PHA-Wide	PHA Staff/Commissioner Training	1408	LS	\$10,500.00				
PHA-Wide	Resident Training	1408	LS	\$1,500.00				
PHA-Wide	Develop 5-Year Agency Plan/Update Policies	1408	LS	\$5,000.00				
PHA-Wide	Update Utility Allowances	1408	LS	\$4,000.00				
PHA-Wide	Update computer software system and provide training	1408	LS	\$9,000.00				
	Subtotal 1408			\$30,000.00				

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: CA01P04450118 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2018		
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	\$79,978.00				
	Subtotal 1410			\$79,978.00				
	<u>General Capital Fund</u>							
PHA-Wide	A&E Design Fee	1480	LS	\$25,000.00				
PHA-Wide	Environmental Assessments	1480	LS	\$10,000.00				
PHA-Wide	Capital Fund Program Update Fee	1480	LS	\$5,000.00				
CA044000001	Exterior Painting at Yolano Drive	1480		\$50,000.00				
CA044000001	Exterior Painting at Donnelly Circle	1480		\$47,854.00				
CA044000002	Install water treatment system to serve EL Rio Villa I, II, III and IV	1480	LS	\$200,000.00				
PHA-Wide	Replace ranges	1465.1	5	\$2,500.00				
PHA-Wide	Replace refrigerators	1465.1	5	\$1,600.00				
PHA-Wide	Replace computer equipment	1475	LS	\$20,000.00				
	Subtotal 1480			\$361,954.00				

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

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 6/30/2017

Part I: Summary						
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 2018	Work Statement for Year 2 FFY 2019	Work Statement for Year 3 FFY 2020	Work Statement for Year 4 FFY 2021	Work Statement for Year 5 FFY 2022
B.	Physical Improvements Subtotal	Annual Statement	\$337,154.00	\$309,954.00	\$339,954.00	\$297,483.00
C.	Management Improvements		\$22,000.00	\$22,000.00	\$22,000.00	\$22,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$2,800.00	\$30,000.00	\$0.00	\$42,471.00
E.	Administration		\$79,978.00	\$79,978.00	\$79,978.00	\$79,978.00
F.	Other		\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
G.	Operations		\$159,957.00	\$159,957.00	\$159,957.00	\$159,957.00
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		\$167,898.00	\$167,898.00	\$167,898.00	\$167,898.00
K.	Total CFP Funds		\$799,787.00	\$799,787.00	\$799,787.00	\$799,787.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$799,787.00	\$799,787.00	\$799,787.00	\$799,787.00

Capital Fund Program—Five-Year Action Plan

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 2018	Work Statement for Year 2 FFY 2019	Work Statement for Year 3 FFY 2020	Work Statement for Year 4 FFY 2021	Work Statement for Year 5 FFY 2022
	PHA-Wide	Annual Statement	\$459,833.00	\$459,833.00	\$459,833.00	\$489,833.00
	CA044001 Yolano Drive		\$9,250.00	\$0.00	\$25,000.00	\$42,000.00
	CA044002 El Rio Villa I		\$25,000.00	\$21,119.00	\$0.00	\$21,750.00
	CA044004 Vista Montecito		\$4,100.00	\$0.00	\$45,000.00	\$11,600.00
	CA044005 Ridgecut Homes		\$0.00	\$0.00	\$32,500.00	
	CA044006 Yolito		\$0.00	\$77,835.00	\$7,500.00	\$7,000.00
	CA044007 Donnelly Circle		\$15,700.00	\$0.00	\$25,000.00	\$50,000.00
	CA044008 El Rio Villa II		\$36,000.00	\$0.00	\$0.00	\$18,850.00
	CA044015 Riverbend Sr. Manor I		\$144,260.00	\$108,000.00	\$125,000.00	\$32,275.00
	CA044017 Riverbend Sr. Manor II		\$2,300.00	\$120,000.00	\$25,000.00	\$21,400.00
	CA044018 El Rio Villa III		\$78,344.00	\$0.00	\$0.00	\$35,000.00
	CA044025 El Rio Villa IV		\$25,000.00	\$13,000.00	\$0.00	\$13,050.00
	CA044028 Las Casitas		\$0.00	\$0.00	\$54,954.00	\$57,029.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2018	Work Statement for Year 2 FFY 2019			Work Statement for Year 3 FFY 2020		
	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	\$159,957.00	Operations	LS	\$159,957.00
	Subtotal 1406		\$159,957.00	Subtotal 1406		\$159,957.00
See						
Annual	<u>Management Improvements/PHA-Wide</u>			<u>Management Improvements/PHA-Wide</u>		
Statement	PHA Staff/Commissioner Training	LS	\$7,500.00	PHA Staff/Commissioner Training	LS	\$7,500.00
	Resident Training	LS	\$500.00	Resident Training	LS	\$500.00
	Five Year Agency Plan Development	LS	\$5,000.00	Five Year Agency Plan Development	LS	\$5,000.00
	Update Utility Allowances	LS	\$4,000.00	Update Utility Allowances	LS	\$4,000.00
	Update Computer Software and Training	LS	\$5,000.00	Update Computer Software and Training	LS	\$5,000.00
	Subtotal 1408		\$22,000.00	Subtotal 1408		\$22,000.00
	<u>Administration/PHA-Wide</u>			<u>Administration/PHA-Wide</u>		
	Administrative costs related to the CFP	LS	\$79,978.00	Administrative costs related to the CFP	LS	\$79,978.00
	Subtotal 1410		\$79,978.00	Subtotal 1410		\$79,978.00
	<u>General Capital Fund</u>			<u>General Capital Fund</u>		
	A and E Fees/PHA-Wide	LS	\$25,000.00	A and E Fees/PHA-Wide	LS	\$25,000.00
	Capital Fund Program Update Fee/PHA-Wide	LS	\$5,000.00	Capital Fund Program Update Fee/PHA-Wide	LS	\$5,000.00
	ADA improvements at Yolano Drive	LS	\$9,250.00	Replace HVAC systems at Riverbend Sr. Manor I (Phase 2)	14 each	\$78,000.00
	ADA improvements at Donnelly Circle	LS	\$15,700.00	Replace HVAC systems at Riverbend Sr. Manor II	24	\$120,000.00
	ADA improvements at Vista Montecito	LS	\$4,100.00	Interior modernization at Yolito including bathroom, kitchen, plumbing, flooring, doors, and lighting	3	\$70,835.00
	ADA improvements at Riverbend Sr. Manor I and II	LS	\$10,400.00	Replace community room and office roofing at Riverbend Sr. Manor I	8,124 SF	\$30,000.00
	(continued on next page)			(continued on next page)		
	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 2018	Work Statement for Year 4 FFY 2021			Work Statement for Year 5 FFY 2022		
	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	\$159,957.00	Operations	LS	\$159,957.00
	Subtotal 1406		\$159,957.00	Subtotal 1406		\$159,957.00
See						
Annual	<u>Management Improvements/PHA-Wide</u>			<u>Management Improvements/PHA-Wide</u>		
Statement	PHA Staff/Commissioner Training	LS	\$7,500.00	PHA Staff/Commissioner Training	LS	\$7,500.00
	Resident Training	LS	\$500.00	Resident Training	LS	\$500.00
	Five Year Agency Plan Development	LS	\$5,000.00	Five Year Agency Plan Development	LS	\$5,000.00
	Update Utility Allowances	LS	\$4,000.00	Update Utility Allowances	LS	\$4,000.00
	Update Computer Software and Training	LS	\$5,000.00	Update Computer Software and Training	LS	\$5,000.00
	Subtotal 1408		\$22,000.00	Subtotal 1408		\$22,000.00
				<u>Administration/PHA-Wide</u>		
	<u>Administration/PHA-Wide</u>			Administrative costs related to the CFP	LS	\$79,978.00
	Administrative costs related to the CFP	LS	\$79,978.00	Subtotal 1410		\$79,978.00
	Subtotal 1410		\$79,978.00			
				<u>Fees and Costs/PHA-Wide</u>		
	<u>General Capital Fund</u>			A and E Fees/PHA-Wide	LS	\$25,000.00
	A and E Fees/PHA-Wide	LS	\$25,000.00	Capital Fund Program Update Fee/PHA-Wide	LS	\$5,000.00
	Capital Fund Program Update Fee/PHA-Wide	LS	\$5,000.00	Install individual water meters at Donnelly Cir.	72	\$50,000.00
	Install individual water meters at Yolito	10	\$7,500.00	Install individual water meters at RBM I	39	\$28,275.00
	Install individual water meters at Ridgecut Homes	10	\$7,500.00	Install individual water meters at RBM II	24	\$17,400.00
	Interior modernization at Riverbend Manor I including bathroom, kitchen, plumbing, flooring, doors, and lighting	1	\$25,000.00	Install individual water meters at Las Casitas	76	\$52,558.00
	Replace roofing at Riverbend Sr. Manor I	23,803 sf	\$100,000.00	Install individual water meters at El Rio Villa I	30	\$21,750.00
	(continued on next page)			(continued on next page)		
	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 2018	Work Statement for Year 4 FFY 2021			Work Statement for Year 5 FFY 2022		
	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	General Capital Fund (continued)			General Capital Fund (continued)		
	Interior modernization at Riverbend Manor II including bathroom, kitchen, plumbing, flooring, doors, and lighting	1	\$25,000.00	Exterior painting at Yolito	LS	\$7,000.00
	Interior modernization at Donnelly Circle including bathroom, kitchen, plumbing, flooring, doors, and lighting	1	\$25,000.00	Install individual water meters at El Rio Villa II	26	\$18,850.00
	Interior modernization at Vista Montecito including bathroom, kitchen, plumbing, flooring, doors, and lighting	1	\$25,000.00	Install individual water meters at El Rio Villa III	50	\$35,000.00
	Exterior painting at Vista Montecito	LS	\$20,000.00	Install individual water meters at El Rio Villa IV	18	\$13,050.00
	Interior modernization at Yolano Drive including bathroom, kitchen, plumbing, flooring, doors, and lighting	1	\$25,000.00	Install individual water meters at Yolano Drive	60	\$42,000.00
	Interior modernization at Ridgecut Homes including bathroom, kitchen, plumbing, flooring, doors, and lighting	1	\$25,000.00	Install individual water meters at Vista Montecito	16	\$11,600.00
	Exterior painting at Las Casitas	LS	\$54,954.00	Install alarm system at site offices/PHA-Wide	3	\$30,000.00
	Subtotal 1480		\$369,954.00	Install camera system at RBM I and II and Las Casitas	3	\$12,471.00
				Subtotal 1480		\$369,954.00
	Collateralization of Debt Service/PHA-Wide			Collateralization of Debt Service/PHA-Wide		
	Repayment of CFFP	LS	\$167,898.00	Repayment of CFFP	LS	\$167,898.00
	Subtotal 1501		\$167,898.00	Subtotal 1501		\$167,898.00
	Subtotal of Estimated Cost		\$799,787.00	Subtotal of Estimated Cost		\$799,787.00

Yolo County Housing

10.

Meeting Date: 04/11/2018

Information

SUBJECT

Review, Approve and Adopt a Resolution Adopting the 2012 Yolo County Operational Area Multi-Jurisdiction Hazard Mitigation Plan (Holt, Castillo)

Attachments

Staff Report

Att. A. Resolution

Att. B. Hazard Mitigation Base Plan

Att. C. Yolo County Housing Community Profile

Form Review

Form Started By: Julie Dachtler

Started On: 04/06/2018 09:22 AM

Final Approval Date: 04/06/2018



Yolo County Housing

147 W. Main Street
WOODLAND, CA 95695

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

DATE : April 11, 2018
TO : YCH Housing Commission
FROM : Lisa A. Baker, Chief Executive Officer
PREPARED BY : Alberto Castillo, IT Manager
SUBJECT : Review, Approve and Adopt a Resolution Adopting the 2012 Yolo County Operational Area Multi-Jurisdiction Hazard Mitigation Plan

RECOMMENDED ACTIONS:

That the Housing Commission:

1. Hold a public hearing to receive input from the public; and
2. And after review and any changes, adopt a Resolution adopting the 2012 Yolo County Operational Area Multi-Jurisdiction Hazard Mitigation Plan.

BACKGROUND / DISCUSSION

In 2004, Yolo County, the four Yolo cities and Yolo County Housing hired a consultant to facilitate a risk assessment and develop hazard mitigation plans for each jurisdiction in order to complete a Multi-Jurisdictional Hazard Mitigation Plan. This action was prompted by the Disaster Mitigation Act of 2000 which requires local jurisdictions to have mitigation plans in place to address all reasonably known hazards, both natural and human-caused (including technologically-based and terrorism threats) in order to be eligible for pre- and post-disaster mitigation project funds. The approved Plan prepared in 2004 allowed the Agency to apply for and be competitive for grants related to mitigation of emergency threats and provided the foundation for the current Plan and

the Yolo County Housing Community Profile. Both have been updated utilizing in-house resources.

The plan identifies hazards and risks, outlines strategies for mitigation of those hazards, and provides direction on updating and revising information as situations change. Having an approved and updated hazards mitigation plan is required to apply for and receive funding for mitigation project grants.

In September 2012 the Yolo County Board of Supervisors approved and adopted the Multi-Jurisdictional Hazard Mitigation Plan so that it could be submitted to the California Office of Emergency Services (Cal-OES) and Federal Emergency Management Agency (FEMA) for final approval. The plan was returned to the county in early January with requests for revisions from FEMA. The plan was revised and re-sent to FEMA and has been returned with an approved status as of June 27, 2013.

With the FEMA, Region IX approval of the Plan, each participating city, county, special purpose government and special district jurisdictions must do the same. At the time of original adoption, Yolo County Housing (YCH) was advised by the County that they did not meet the jurisdiction definition under FEMA and they were not required to adopt the plan.

In the recent weeks, Yolo County OES and FEMA regional office has informed YCH that their governing body is required to adopt the 2012 Yolo County Multi-Jurisdictional Hazard Mitigation Plan and the 2012 YCH Community Profile in order to be considered for funding of hazard mitigation projects (such as a back-up generator for the YCH EOC).

The hazard mitigation plan is updated every five (5) years. Currently, the County of Yolo, the four city jurisdictions, the Tribe and YCH are working collaboratively with Yolo County OES on the 2018 update to the Multi-Jurisdictional Hazard Mitigation Plan.

FISCAL IMPACT

The Plan was prepared by County staff, with assistance and input from Yolo County Housing staff. Other than budgeted staff time, there are no costs associated with preparation or approval of the Plan. If the Plan is not adopted, current and future hazard mitigation grant funding requests to FEMA will not be considered.

CONCLUSION

Adoption of the Yolo County Operational Area Multi-Jurisdiction Hazard Mitigation Plan Update is mandatory for compliance with regulations under the Disaster Mitigation Act of 2000 for emergency and disaster planning and preparedness. The Plan is essential to the readiness of Yolo County Housing in preparing, responding to, mitigating and

recovering from all-risk disasters; and, is essential to YCH's eligibility for disaster recovery reimbursement and grant funding opportunities.

ATTACHMENTS

Resolution

Yolo County Operational Area Multi-Jurisdiction Hazard Mitigation Base Plan

Yolo County Housing Community Profile

RESOLUTION 18-

**(RESOLUTION ADOPTING THE YOLO COUNTY OPERATIONAL AREA
MULTI-JURISDICTION HAZARD MITIGATION PLAN UPDATE**

WHEREAS, the Federal Disaster Mitigation Act of 2000 (DMA 2000) requires all jurisdictions to be covered by a Pre-Disaster All Hazards Mitigation Plan in order to be eligible for Federal Emergency Management Agency pre- and post-disaster mitigation grants and funding; and

WHEREAS, the Housing Authority of the County of Yolo recognizes that no jurisdiction is immune from natural, technological or human-caused hazards, and recognizes the importance of enhancing its ability to withstand hazards as well as the importance of reducing human suffering, property damage, interruption of public services and economic losses caused by those hazards; and

WHEREAS, Housing Authority of the County of Yolo staff participated in a collaborative effort, led by the County of Yolo, involving various local and tribal government jurisdictions, public authorities, special districts and selected community-based organizations; and

WHEREAS, the Yolo County Operational Area Multi-Jurisdiction Hazard Mitigation Plan Update focuses on the potential impacts from natural, technological and human-caused hazards and disasters, and includes an assessment of these hazards, a plan to mitigate them and methods of monitoring, evaluating and updating the plan at least once every five years.

NOW, THEREFORE, BE IT RESOLVED that the Housing Commission hereby adopts the Yolo County Operational Area Multi-Jurisdiction Hazard Mitigation Plan Update, incorporated herein by reference.

PASSED AND ADOPTED by the Housing Commission of the Housing Authority of the County of Yolo this 11th day of April 2018, by the following vote:

AYES:

NOES:

ABSENT:

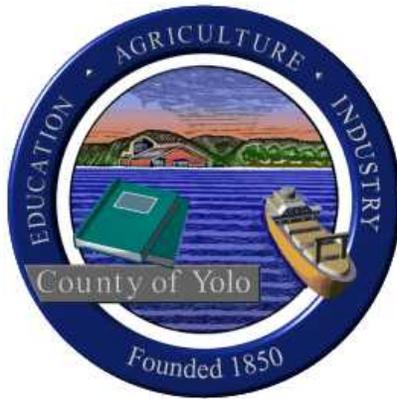
Will Arnold, Chair
Housing Commission of the
Housing Authority of the County of Yolo

Approved as to Form:

By _____
Hope Welton, Agency Counsel

Attest:
Julie Dachtler, Agency Clerk
Housing Commission of the
Housing Authority of the County of Yolo

By _____



Yolo County, California

625 Court Street, Room 202, Woodland, CA 95695

December 2012 Final

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Acknowledgements

Yolo County would like to thank those Yolo County Operational Area collaborators and partners who participated in the planning and development of this document.

The official Yolo County Operational Area Hazard Mitigation Steering Committee provided the oversight and dedication to this project that was required and without their commitment; this project would not be possible.

As with any working plan, this document represents planning strategies and guidance as understood as of the date of this plan's release. This plan identifies natural hazards and risks and identifies the hazard mitigation strategy to reduce vulnerability and make the communities of Yolo County more disaster resistant and sustainable.

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Introduction

This Local Hazard Mitigation Planning document has been prepared with the intent of establishing an inter-jurisdictional process for the development and implementation of effective hazard mitigation strategies in association with identified hazards that pose real or potential threats to the Yolo Operational Area (YOA).

WHAT'S NEW FOR THE 2012 UPDATE?

Overview

This document is, in concept, a revision of the previous Local Hazard Mitigation Plan, composed and approved in 2005. This update represents a major refinement of the hazard mitigation planning process for Yolo County. This plan is also completely reorganized to meet FEMA's latest planning guidance the *Local Mitigation Plan Review Guide* released in 2011 and implemented in 2012.

The revision of the Yolo OA Multi Hazard Mitigation Plan (MHMP) has been a collaborative effort, involving various local and tribal government jurisdictions, public authorities, special districts, and selected community-based organizations that represent a broad composite of the operational area. Additionally, selected state agencies and organizations have also contributed to this planning effort, and are represented within the document by direct participation or supplemental reference.

The bulk of the revision was conducted as a collaborative partnership between several local and tribal government organizations, organized as the Hazard Mitigation Steering Committee, and coordinated and facilitated by the Yolo County Office of Emergency Services (OES). This was a major inter-organizational undertaking, requiring a commitment of staff time, organizational resources, ongoing communication, and data collection in an effort to achieve the desired hazard mitigation planning goals. The specific jurisdictions represented in the plan that will formally approve this document are as follows: Cities of Davis, Winters, West Sacramento and Woodland, the Yocha Dehe Wintun Nation, Yolo County Housing and Yolo County.

In addition to governmental efforts, community involvement was a major objective of the planning process, with significant online and participative outreach conducted at various stages within the planning process. Although not every aspect of the broader community was directly involved in the planning process, significant effort was made to ensure that the public and non-governmental entities had a voice in the plan's development.

Plan Revision Hazard Focus

This revised 2012 Mitigation Plan focuses only on natural hazards facing our community. The Steering Committee shifted focus towards the end of the planning process and decided to not include most of the prior technological or human caused hazards listed in the 2005 plan mostly in part because the profiles were emergency response related and did not describe the hazard to the current standard that FEMA expects.

Revision of the Risk Assessment

The risk assessment for each identified hazard was rewritten as determined by the steering committee. This included a reformulation of the hazard profile and additions of new hazard occurrences. The vulnerability analysis and updates to the vulnerability assessment were

completed based on more recent hazard data.

Progress on Local Mitigation Efforts

There was some success in the implementation of the mitigation actions as defined in the 2005 planning process, so the Steering Committee reassessed the need for those actions, looked at new actions and provided an explanation as to the methodology. A brief detail of the mitigation actions from the 2005 planning effort is described in the table in Element D.

There were several mitigation actions and strategies in the 2005 plan that were listed as “moderate and low risk” actions. Those actions were not included and were reviewed and revised to either be included in the 2012 planning effort or not used at all due to their project descriptions/content not being fully developed.

Continued Participation in the CRS Program

Yolo County has participated in CRS since 2012. The CRS program is designed to recognize floodplain management activities that go above and beyond the National Flood Insurance Program’s (NFIP) minimum requirements. CRS is designed to reward a community for implementing public information, mapping, regulatory, loss reduction and/or flood preparedness activities. On a scale of 10 to 1, Yolo County is currently ranked Class 8. One of the overall priorities of Yolo County is to continue in this program.

Finally, the extent to which this revised plan will or will not be a success locally is dependent upon the commitment at all levels of the designated operational area, whether it be governmental or community-based, to monitor the progress of the identified mitigation strategies, and to ensure that appropriate projects are implemented in accordance with identified need, overriding policy, and funding availability.

PLAN PURPOSE

The purpose of this plan is to integrate hazard mitigation strategies into the activities and programs of the local jurisdictions and special districts and to the extent practical, into the activities of private sector organizations.

PLAN SCOPE

The plan identifies and evaluates specific local hazard mitigation strategies to be considered by the Yolo Operational Area and associated planning support for those strategies developed by its political subdivisions, agencies, special districts and organizations. The Plan describes strategies that government and private sector organizations may utilize as acceptable and effective mechanisms for mitigating those hazards, within the realistic constraints of capability and priority.

HAZARD MITIGATION PRINCIPLES

- *Hazard Mitigation* is any sustained action taken to eliminate or reduce long-term risk to human life, property, and the environment posed by a hazard.
- *Hazard Mitigation Planning* is the process of making any sustained plan or course of action taken to reduce or eliminate long-term risk to people and property from both natural hazards and their effects. The planning process includes establishing goals and recommendations for mitigation strategies.

- Hazard Mitigation may occur during any phase of a threat, emergency or disaster. Mitigation can and should take place during the preparedness (before), response (during), and recovery (after) phases.
- The process of hazard mitigation involves evaluating the hazard's impact and identification and implementation of actions to minimize the impact.

PLAN ORGANIZATION & STRUCTURE

The Plan has been developed using the latest guidance from the FEMA called the *Local Mitigation Plan Review Guide*, dated October 11, 2011 and is structured similar to their Plan Review Tool.

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Element A: Planning Process

Requirement §201.6(b) An open public involvement process is essential to the development of an effective plan.

More often than not, communities are faced with having to deal with the aftermath of an unwanted hazard that can devastate areas of a community. While we cannot prevent disasters from happening, their effects can be reduced or eliminated through hazard mitigation planning, but only if a local government has the foresight to assess likely hazards and craft preventative measures before the next hazard event occurs. This Chapter describes the background of hazard planning and why citizens and governments are becoming better prepared.

PARTICIPATION AND COLLABORATION

General

Revision of the Multi Hazard Mitigation Plan requires collaboration and partnering at a multitude of levels.

- Identifying the primary local stakeholders – Formation of inter-jurisdictional Hazard Mitigation Steering Committee
- Establishing project goals and objectives
- Organizing the project work plan based upon identified goals and objectives
- Establishment of jurisdiction-specific hazard mitigation work groups to facilitate internal planning activity
- Organizing jurisdiction/agency-specific Hazard Mitigation Working Groups
- Review of existing Local Hazard Mitigation Plan
- Identification and refined assessment of real or potential hazards and threat conditions
- Revision of jurisdictional demographic and organizational data, and reformatting of information presentation
- Development of prioritized hazard mitigation strategies and projects, keyed to identified hazards

PARTICIPATING JURISDICTIONS & ORGANIZATIONS

Lead Agency

The Yolo County Office of Emergency Services (OES) assumed the role of lead agency for the coordination and facilitation of the joint hazard mitigation plan revision project. OES functioned as the central point of contact for all partnering jurisdictions and organizations, as well as the liaison between the Yolo Operational Area and the State regarding plan revision. Finally, OES performed the bulk of actual plan format and development, in conjunction with the Steering Committee members.

Steering Committee Participants

The following identifies individuals who participated directly in the development of the Yolo County Multi Hazard Mitigation Plan revision, either as members of the inter-jurisdictional Steering Committee, as participants working within member organizations, or as supplemental contributors.

COUNTY OF YOLO

Rick Martinez	Interim Emergency Services Manager - Yolo County OES
Brenna Howell	Interim Emergency Services Coordinator – Yolo County OES
Bill Martin	Emergency Services Manager - Yolo County OES
Dana Carey	Health Program Manager - Yolo County Health Department
John Young	Director – Yolo County Agricultural Dept.
Jeff Anderson	Yolo County Planning & Public Works Dept.
Jeff Pinnow	Supervisor – Yolo County Environmental Health
Lonell Butler	Chief Building Official – Yolo Co Planning/Public Works
Marcus Neuvert	GIS Specialist – Yolo County Information Technology

CITY OF DAVIS

Bill Weisgerber	Interim Fire Chief -Davis Fire Dept.
Kathy Willhoff	Business Manager – Davis Fire Dept.
Joy Parker-Lee	Administrative Aide – Davis Fire Dept.
Ryan Crow	Firefighter – Davis Fire Dept.
Glenn Glasgow	Lieutenant – Davis Police Dept.
Juli Hawthorne	Assistant to Director – Community Services Dept.
Stacey Winton	Admin Analyst – Community Development Dept.
Samantha Wallace	Assistant to the Director –Community Services Dept.
Bruce Boyd	MIS Senior Systems Analyst/GIS Manager

CITY OF WEST SACRAMENTO

Bryan Jonson	Fire Captain – West Sacramento Fire Dept.
Gary Fredericksen	Division Chief – West Sacramento Fire Dept.

CITY OF WINTERS

Dan Maguire	Housing Programs Manager
John W. Donlevy Jr.	City Manager
Mary Jo Rodolfa	Executive Assistant to the City Manager
Dawn Van Dyke	Management Analyst
Scott Dozier	Winters Fire Department - Fire Chief
Brad Lopez	Winters Fire Department – Captain
Art Mendoza	Winters Fire Department – Captain
Bruce Muramoto	Police Chief – Winters Police Dept.
Sergio Gutierrez	Lieutenant - Winters Police Dept.
Nelia Dyer	Community Development Director
Eric Lucero	Operations and Maintenance Manager
Carol Scianna	Environmental Services Manager

Gene Ashdown

Building Official

CITY OF WOODLAND

Chief Dan Bellini

Police Chief – Woodland Police Department

Mark Brooks

Fire Captain – Woodland Fire

Derrick Kaff

Lieutenant – Woodland Police

Mark Cocke

Woodland Public Works

Tod Reddish

Fire Chief (retired) – Woodland Fire

Rick Sander

Deputy Chief – Woodland Fire

YOCHA DEHE WINTUN NATION

Gary Fredericksen

Fire Chief – Yocha Dehe Fire

Crystal Smyth

Business Analyst – Yocha Dehe Fire

Mike Chandler

Retired Fire Chief – Yocha Dehe Fire

YOLO COUNTY HOUSING

Lisa Baker

Executive Director – Yolo County Housing

Janis Holt

Resource Manager – Yolo County Housing

YOLO COUNTY OFFICE OF EDUCATION

Linda Legnitto

Assistant Superintendent -Yolo County Office of
Education

UNIVERSITY OF CALIFORNIA - DAVIS

Nick Crossley

Emergency Services Manager

ELEMENT A.1. PLANNING PROCESS

Requirement §201.6(c)(1): [The plan shall document] the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.

Hazard Mitigation Steering Committee

Specific tasks were identified for the Steering Committee in order to ensure that project goals for the MHMP revision were undertaken and completed. The following represents those primary Steering Committee tasks:

- Coordinate tasks and activities with the Office of Emergency Services to develop all-hazards disaster mitigation plan and oversee the planning process.
- Prioritize hazards vs. resources.
- Select highest and best mitigation recommendations and develop those recommendations for further action by the Yolo Operational Area.
- Review planning drafts, recommendations and updates.
- Develop and implement long and short term goals.

- Integrate the plan with all phases of Comprehensive Emergency Management Planning.
- Provide for the implementation of committee decisions.
- Encourage, coordinate and provide a methodology for the implementation of public input.
- Provide for the implementation of committee decisions.
- Establish Hazard Mitigation Steering Committee Tasks to Include but not be limited to the following:
 - Determine implementation ability and constraints for proposed Hazard Mitigation planning steps and development of strategies
 - Bring forward community concerns through private and public input
 - Identify implementation resources
 - Provide for the update of Comprehensive Emergency Management Plans on a scheduled basis
 - Evaluate and carry out mitigation activities
 - Assist in implementation of funding identification and procurement
- Ensure that adjacent jurisdictions, pertinent private entities and citizens are informed of the Yolo Operational Area Hazard Mitigation Planning Process and offer each the opportunity for input into the plan.

Steering Committee Hazard Mitigation Strategy Identification Activities

Beginning in late 2010 members of the Steering Committee agreed to a bi-weekly meeting schedule to identify hazard priorities and review local hazard mitigation strategy recommendations.

The Hazard Mitigation Steering Committee agreed to make and pass plan-based general policy recommendations by a vote of a simple majority of those members present.

Following a public meeting the Steering Committee again examined and prioritized the Hazard Mitigation Strategies. These strategies were incorporated into the Plan with the intent of providing guidance in the development of local mitigation policy. The Steering Committee worked to identify estimated time frames and implementation costs associated with prioritized mitigation strategy projects for future implementation.

Yolo Operational Area Hazard Mitigation Plan Steering Committee Future Tasks

- Define the mitigation constraints that the Yolo Operational Area is required to follow in implementing recommendations from the Hazard Mitigation Steering Committee.
 - Protection of sensitive information

- Apply budget constraints to recommended hazard mitigation strategies
- Apply state policy and legal constraints to mitigation strategies brought forward by the Steering Committee.
- Meet on an annual basis to review the work of and contribute to the Yolo Operational Area Hazard Mitigation Steering Committee activities.
- Bring forth the concerns and views of the community to the Steering Committee for consideration in the ongoing Hazard Mitigation planning process.
- Assist in informing the public and community of the Hazard Mitigation strategies recommended by both the Steering Committee and individual jurisdictional Steering Committees.
- Define the constraints for implementation of prioritized mitigation strategies within the authorities, laws, and regulations of the local and tribal government entities existing within the Yolo Operational Area.
- Carry out the goals and objectives of the Yolo Operational Area Multi Hazard Mitigation Plan.
- Support and review the input from meetings of the adjunct members with individuals, agencies and jurisdictions.
- Assure that the public is kept informed of changing strategies and implementation actions periodically.

ELEMENT A.2. COORDINATION WITH OTHER COMMUNITIES

Requirement §201.6(b)(2) An opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia and other private and non-profit interests to be involved in the planning process.

Since the inception of this planning process there have been two major forums for sharing this planning with adjacent jurisdictions. The first is the Mutual Aid Regional Advisory Committee for California Mutual Aid Region IV. Region IV's members are comprised of 11 counties within the Cal EMA Inland Region, located near the Greater Sacramento area. The value to this collaboration is that these counties share many of the same characteristics as Yolo County such as similar threats, politics, geography and culture. The second form and somewhat more specialized forum is the Region IV Medical and Health Mutual Aid Advisory Committee. This coordinated process has been made possible by the support of many federal grant programs. This has allowed a multi-county, multi-agency approach to both prevention and mitigation issues in public health and emergency medical services. Since many of the counties in Region IV have already gone through the hazard mitigation planning process, their experience and advice has proven invaluable to Yolo County. Each of these meetings includes a local roundtable discussion where we have been able to freely and collaboratively share our local hazard mitigation planning process. Additionally, due to the location and proximity to the Bay Area, Yolo County collaborates with counties that share a border within region's II and III with respect to many issues such as the Delta

Emergency Planning, Terrorism Planning, Earthquake Preparedness, Medical Countermeasure Distribution, and Mass Care coordination.

ELEMENT A.3. PUBLIC INVOLVEMENT

Requirement §201.6(b)(1) An opportunity for the public to comment on the plan during the drafting stage and prior to plan approval; Requirement §201.6(c)(1) [The plan shall document] the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.

Public Meetings

The Steering Committee considered the options available regarding conducting public meetings for the purpose of revealing and gathering comment from the community relating to the Plan draft. After several discussions, three jurisdictions choose to participate in the open public outreach meetings: City of Winters, City of Woodland, and the County of Yolo. While all municipalities were involved in the decision process and encouraged to participate in individual local sessions, the result was two combined public presentations.

City of Woodland

A public meeting was held for the City of Woodland and unincorporated area of Yolo County at the Yolo County Health Department.

Jurisdiction representatives attended and were prepared to answer questions and record comments and input. Only one member of the public, from Woodland, attended.

Date/Time:	December 6, 2011	6:00 to 8:00 PM
Location:	Yolo County Health Department - Woodland	
Facilitator:	Yolo County OES	
Public Attendance:	(1) Member of the public (Woodland) (1) City of West Sacramento staff (1) Yolo County Health Department	

City of Winters

The City of Winters held a public meeting at the Winters City Council Chambers. The following announcement was published:

Date/Time:	December 7, 2011	6:00 to 7:30 PM
Location:	City of Winters City Council Chambers	
Facilitator:	Yolo County OES/City of Winters	
Public Attendance:	(2) Members of the public (Davis) (4) City of Winters staff (1) City of West Sacramento staff (1) Local media	

Jurisdiction representatives attended and were prepared to answer questions and record comments and input. No members of the public attended. Members of the Yocha Dehe Wintun Nation were encouraged to attend the public meeting in Winters and information was also available at the Yocha Dehe Fire Department.

Public Participation Survey

All jurisdictions conducted an aggressive drive to receive public input on the general perception of threats within their community, the importance of individual preparedness, and the level of hazard mitigation. In order to facilitate the use of new outreach technologies, the bulk of the survey was conducted using the Internet, with access provided through existing governmental websites.

The survey was also available in paper format at:

- Any branch of the Yolo County Library
- Woodland Library
- Any City Hall (Davis, West Sacramento, Winters, Woodland)
- Yolo County Administration Building
- Yolo County Housing Central Office
- Yocha Dehe Wintun Nation Fire Station

Yolo County, Cities of Davis and West Sacramento placed a letter to interested citizens introducing the attached questionnaire on their official web sites with an invitation to fill it out and return it. Davis had 32 responses, West Sacramento had 15 responses. The City of Woodland mailed a copy of the questionnaire with their utility bills and received 889 responses. The City of Winters received 102 responses to the same survey. The Yocha Dehe Wintun Nation received 2 responses to the survey.

Integration of Public Input

Information collected from questionnaires and through interaction with the community at the two public forums was analyzed by the Hazard Mitigation Steering Committee and County OES staff and used to help identify public concern and perceptions on identified threats.

As Plan stakeholders developed their individual hazard prioritization matrices, the information from their respective communities was also considered in formulating the hazard list and subsequent analysis of each of those hazards. The result was a listing of High, Moderate and Low Risk Priority natural, technological, and human-conflict hazards that can or could impact the Yolo Operational Area. Out of that general assessment, prioritized mitigation strategies, with identified implementation projects, and was developed by inter-jurisdictional consensus.

ELEMENT A.4. REVIEW AND INCORPORATION OF EXISTING PLANS

Requirement §201.6(b)(3) Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.

The Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan will be used to focus project prioritization. Mitigation projects will be considered for funding through federal and state grant programs, and when other funds are made available through the County and or federal government. The Yolo County Operational Area Disaster Council will be the coordinating agency for project implementation. Individual jurisdictions have the capacity to organize resources, prepare grant applications, and oversee project implementation, monitoring, and evaluation. Coordinating organizations may include local,

county, or regional agencies that are capable of, or responsible for, implementing activities and programs. The Yolo County OES Operational Area Coordinator (County OES Manager) will be responsible for mitigation project administration with Yolo County and will assist each submitting jurisdiction named in this plan with their mitigation project administration.

A number of federal, state and local regulations and policies form the legal framework to implement Yolo County's and its participating jurisdictions hazard mitigation goals and projects. A list of these regulations and plans is presented in the references list at the end of this section.

ELEMENT A.5. PLAN MAINTENANCE PROCESS

Requirement §201.6(c)(4)(iii) [The plan maintenance process shall include a] discussion on how the community will continue public participation in the plan maintenance process.

The process of hazard mitigation does not end with the completion, approval, and adoption of this plan. Within the lifespan of this document (5 years), participating local and tribal governments, in conjunction with community-based organizations, will ensure that the mitigation goals and strategies identified are monitored, that plan administration will continue under a collaborative and cooperative umbrella, and that the document itself will be properly maintained.

The Yolo County Office of Emergency Services, Emergency Planner, Dana Carey as lead coordination agency for hazard mitigation planning within the Yolo OA, will assist and support the ongoing collaborative efforts of local and tribal governments, through the established Hazard Mitigation Steering Committee.

Specific plan maintenance activities may include:

- Distribution of the Plan to all interested parties, including both written and digital formats.
- Facilitation of regular Hazard Mitigation Steering Committee Meetings.
- Monitoring of OA mitigation project activities and dissemination of status reports.
- Generation of reports relative to plan status, project management, and revision updates to executive leadership.
- Preparations for plan revision and updating.

ELEMENT A.6. CONTINUED PUBLIC INVOLVEMENT

Requirement §201.6(c)(4)(i) [The plan maintenance process shall include a] section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five year cycle.

The Yolo Operational Area Hazard Mitigation Steering Committee has made the commitment to periodically bring this plan before the public through public meetings and community posting so that citizens may make input as strategies and implementation actions change. Each jurisdiction including the Cities of Davis, West Sacramento, Winters, Woodland and the Yocha Dehe Wintun Nation is responsible for assuring that their citizenry

are informed when deemed appropriate by the Steering Committee. The specific individuals responsible for monitoring, evaluating and updating the plan with the methods mentioned above are listed below.

County of Yolo

Dana Carey, OES Emergency Planner, Office of Emergency Services, County of Yolo

City of Davis

Danielle Foster, Grant Administrator, City Manager's Office, City of Davis

City of West Sacramento

Bryan Jonson, Fire Marshal, Fire Department, City of West Sacramento

City of Winters

Mary Jo Rodolfa, Executive Assistant, City Manager's Office, City of Winters

City of Woodland

Dan Bellini, Police Chief, Woodland Police Department, City of Woodland

Yocha Dehe Wintun Nation

Gary Fredericksen, Fire Chief, Yocha Dehe Fire Department, Yocha Dehe Wintun Nation

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Element B: Hazard Identification and Risk Assessment

Requirement §201.6(c)(2)(i) [The risk assessment shall include a] description of the type, location and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.

§201.6(c)(2)(ii) [The risk assessment shall include a] description of the jurisdiction's vulnerability to the hazards described in paragraph (c)(2)(i) of this section. This description shall include an overall summary of each hazard and its impact on the community. All plans approved after October 1, 2008 must also address NFIP insured structures that have been repetitively damaged by floods. The plan should describe vulnerability in terms of:

§201.6(c)(2)(ii)(A) (A) The types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas;

§201.6(c)(2)(ii)(B) (B) An estimate of the potential dollar losses to vulnerable structures identified in ... this section and a description of the methodology used to prepare the estimate.

§201.6(c)(2)(ii)(C) Providing a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.

Yolo County is at risk from a variety of potential hazards: natural, technological and human conflict related. Many of these hazards, under the right circumstances, could result in a disastrous impact to the county.

Although an attempt has been made to identify all major hazards and their respective impacts, it must be remembered that we live in a time of emerging threats, and nature, coupled with humankind's ongoing development and tendencies toward violence ensures that the material contained within this document will surely require modification over time.

Risk to natural hazards is a combination of hazard, vulnerability and capability. This section of the MHMP will look at both hazards and vulnerability. The risk assessment process identifies and profiles relevant hazards and assesses the exposure to of lives property and infrastructure to these hazards. The goal of the risk assessment is to estimate the potential losses in Yolo County from a hazard event. This process also allows communities in Yolo County to better understand their potential risk to natural hazards and provides a framework for developing and prioritizing mitigation actions to reduce the risks from future hazard events in Yolo County.

HAZARD ANALYSIS PROCESS

Hazard Identification

The process of identifying hazards that do, or could potentially affect Yolo County at various levels was the first step in assessing overall risk. Recognizing the potential required an analysis of known, suspected, and emerging hazards existing within or directly affecting the Yolo OA. Some of the following questions were used during the analysis:

- What are the known hazards?
- What are the suspected hazards?
- What are the potentially emerging hazards?
- What are the elements of the hazard?
- What are the conditions associated with the occurrence of a hazardous event?
- What factors are required for an event to turn hazardous?

In the early meetings with Yolo County and the Steering Committee, data was reviewed from the following sources on hazards affecting the county, those sources were: the Federal and State Disaster Declaration History, the State of California Hazard Mitigation Plan (2010), the Safety Element of the participating jurisdictions, the 2005 Yolo County Hazard Mitigation Plan and many more documents as noted in the references section of this plan.

The Steering Committee came to agreement on significant hazards to Yolo County. The Steering Committee agreed not to address technological or human-caused hazards, which are addressed in emergency operations plans for the participating jurisdictions. The following natural hazards are detailed in this section:

- Dam Failure
- Drought
- Earthquakes
- Flooding
- Severe Weather
- Volcanic Activity
- Wildfire

The planning process used the available FEMA tools to evaluate all the possible threats faced. Through the threat analysis process the most probable threats, the most devastating threats and the most significant threats to Yolo County were identified. Other threats not identified in this plan are identified in other plans such as functional response plans and procedures that could potentially affect Yolo County.

Geographic Extent and Potential Magnitude

This section describes the potential severity of a disaster and any secondary events caused by the hazard and the extent or location of the hazard in the operational area. Magnitude is classified by the following:

- **Catastrophic:** More than 50 percent of the operational area affected
- **Critical:** Between 35-50 percent of the operational area affected
- **Limited:** 10-25 percent of the operational area affected
- **Negligible:** Less than 10 percent of the operational area affected

Previous Occurrences

This section includes information on historic incidents, including impacts, if known. A brainstorming session in the early Steering Committee meetings was used to capture information from participating jurisdictions on past occurrences.

Probability of Future Occurrences

The frequency of past events is used to gauge the likelihood of future occurrences. Based on

historical data, the probability of future occurrences is categorized into one of the following classifications:

- **Highly Likely:** Near 100 percent chance of occurrence next year or happens every year
- **Likely:** Between 10 percent and 100 percent chance of occurrence in next year or has a recurrence interval of 10 years or less
- **Occasional:** Between 1 percent and 10 percent chance of occurrence in the next year or has a recurrence interval of 11 to 100 years
- **Unlikely:** Less than 1 percent chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years

The probability, or chance of occurrence, was calculated where possible based on existing data. Probability was determined by dividing the number of events observed by the number of years and multiplying by 100. This gives the percent chance of the event happening in any given year. An example would be three droughts occurring over a 30-year period, which suggests a 10 percent chance of that hazard occurring in any given year.

Unincorporated Communities

In the process of conducting a risk assessment for areas of Yolo County, selected communities, town sites, settlements, and spatially connected neighborhoods and developments were evaluated. The focus was given to assessing risk to areas that were populated, developed, and otherwise potentially impacted by a hazardous event.

Community	Community Designators
Brooks	Town site and surrounding developed and undeveloped non-tribal lands
Capay	Town site and surrounding developed and undeveloped unincorporated lands
Clarksburg	Town site and surrounding developed and undeveloped unincorporated lands
Dunnigan	Town site and surrounding developed and undeveloped unincorporated lands
Elkhorn	Developed and undeveloped unincorporated lands along Old River Road
El Macero	Community development bordering Davis to the east
Esparto	Town site and surrounding developed and undeveloped unincorporated lands
Guinda	Town site and surrounding developed and undeveloped unincorporated lands
Knights Landing	Town site and surrounding developed and undeveloped unincorporated lands
Madison	Town site and surrounding developed and undeveloped unincorporated lands
Monument Hill	Developed unincorporated area that includes Wild Wings and the Woodland airport
Rumsey	Town site and surrounding developed and undeveloped unincorporated lands
West Plainfield	Developed and undeveloped unincorporated lands
Willow Oak	Developed and undeveloped unincorporated lands
Yolo	Town site and surrounding developed and undeveloped unincorporated lands
Zamora	Town site and surrounding developed and undeveloped unincorporated lands

The unincorporated communities designated within this plan represent primary townships and settlements that are represented as such within the Yolo County General Plan. Some latitude was used in designating all such locations, as the value of risk assessment is based upon impacts to concentrated settlements. Within a rural environment, the identification of each and every residential, agricultural, or commercial development is not feasible, as the population densities and potential impacts are hard to differentiate.

In assessing the primary unincorporated communities, the Steering Committee used the following location criteria:

- Is the location identified within the County General Plan?
- Does the location have an identified core, or a significant central point of activity (i.e. airport)
- Is the location part of a named residential or commercial development that contains a concentrated population or at-risk commercial/industrial complex?
- Is the location well separated from adjoining municipalities, or simply an unincorporated extension of that incorporated city?
- Does the location have a specific historical reference?
- Does the location function as a central service area for more disparate and rural settlements?

Additionally, the following Cities of Davis, West Sacramento, Winters and Woodland and the Yocha Dehe Wintun Nation are included in the following hazard identification and risk assessment.

Disaster Declaration History

One method to identify hazards is to look at the events that have triggered federal and/or state disaster declarations that included Yolo County. The following table lists the disaster declarations where Yolo County was designated federal and/or state disaster declarations since the last plan update (2005 to the present). The USDA Disasters below are the Primary designation for Yolo County. There were 27 Contiguous County designations received in Yolo County from 2005 to 2012.

Hazard Type	Disaster Number	Year	State Declaration	Federal Declaration
Drought	USDA	2012		<input checked="" type="checkbox"/>
Freeze	USDA	2008		<input checked="" type="checkbox"/>
Drought	USDA	2008		<input checked="" type="checkbox"/>
Severe Weather, Wind		2008	<input checked="" type="checkbox"/>	
Drought	USDA	2007		<input checked="" type="checkbox"/>
Severe Storms, Flooding, Mudslides and Landslides	DR-1628	2006	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Rainfall & Severe Weather	USDA	2006		<input checked="" type="checkbox"/>
Severe Storms, Flooding, Mudslides & Landslides Pres.	USDA	2006		<input checked="" type="checkbox"/>

Hazard Type	Disaster Number	Year	State Declaration	Federal Declaration
Fire	USDA	2006		<input checked="" type="checkbox"/>
Hurricane Katrina Evacuations	EM-3248	2005		<input checked="" type="checkbox"/>
Drought	USDA	2005		<input checked="" type="checkbox"/>

ELEMENT B.1. HAZARD DESCRIPTIONS

ELEMENT B.2 PREVIOUS OCCURRENCES AND PROBABILITY OF FUTURE OCCURRENCES

The following hazard profiles cover all of the jurisdictions within this plan except where noted in their Community Profiles. The topography of Yolo County has only two general zones both are similar in their makeup. The Capay Valley is an open river valley consisting of alluvium soils and surrounded by low hills and represents approximately 30% of the landmass in Yolo County. The remaining 70% of the county is the western shoulder of the great alluvium valley known as the great central valley of California. This area is characterized by shared soils, similar elevation and matching microclimates. The main difference between this part of the county and the Capay Valley is the barrier hills are to the west and this area is open to the north, east and south and exposed to the weather conditions of the central valley.

DAM FAILURE

General

Dam failure is the uncontrolled release of impounded water from behind a dam. Flooding, earthquakes, blockages, landslides, lack of maintenance, improper operation, poor construction, vandalism, and terrorism can all cause a dam to fail. Dam failure causes downstream flooding that can affect life and property.

California has had about 45 failures of non-federal dams. The failures occurred for a variety of reasons, the most common being overtopping. Other reasons include specific shortcomings in the dams themselves or an inadequate assessment of surrounding geomorphologic characteristics.

California's first notable dam failure was in 1883 in Sierra County, while the most recent failure occurred in 1965. The most catastrophic event was the failure of William Mulholland's infamous St. Francis Dam, which failed in 1928 and killed an estimated 450 people, only slightly fewer than the 1906 San Francisco earthquake. The actual number of dead from the St. Francis Dam failure was likely substantially higher. San Francisquito Canyon, which was flooded in the event, was home to hundreds of transients and illegal immigrants who were never accounted for in the death totals.

Since 1929, the state has supervised all non-federal dams in California to prevent failure for the purpose of safeguarding life and protecting property. Supervision is carried out through the state's Dam Safety Program under the jurisdiction of DWR. The legislation requiring state supervision was passed in response to the St. Francis Dam failure and had concerns

about the potential risks to the general populace from a number of water storage dams. The law requires:

- Examination and approval or repair of dams completed prior to August 14, 1929, the effective date of the statute.
- Approval of plans and specifications for and supervision of construction of new dams and the enlargement, alteration, repair, or removal of existing dams.
- Supervision of maintenance and operation of all dams under the state's jurisdiction.

The 1963 failure of the Baldwin Hills Dam in Southern California led the Legislature to amend the California Water Code to include within state jurisdiction both new and existing off-stream storage facilities.

Dams and reservoirs subject to state supervision are defined in California Water Code §6002 through §6004, with exemptions defined in §6004 and §6025. In administering the Dam Safety Program, DWR must comply with the provisions of CEQA. As such, all formal dam approval and revocation actions must be preceded by appropriate environmental documentation.

In 1972, Congress moved to reduce the hazards from the 28,000 non-federal dams in the country by passing Public Law 92-367, the National Dam Inspection Act. With the passage of this law, Congress authorized the USACE to inventory dams located in the United States. The action was spurred by two disastrous earthen dam failures during the year, in West Virginia and South Dakota that caused a total of 300 deaths.

The Water Resources Development Act of 1986 (P.L. 99-662) authorized USACE to maintain and periodically publish an updated National Inventory of Dams (NID). The Water Resources Development Act of 1996 (P.L. 104-303), Section 215, re-authorized periodic updates of the NID by USACE.

Geographic Extent and Potential Magnitude

Dam Failure was rated as **Critical**: Between 35-50 percent of the operational area affected.

In the area there are six dams, of various types of construction and the failure of any one would cause some degree of flooding in Yolo County. Failure of a dam structure may result due to impact from strong ground motion, such as following a major earthquake, those are:

Monticello Dam	Putah Creek
Indian Valley Dam	Cache Creek
Shasta Dam	Sacramento River
Oroville Dam	Feather River
Folsom Dam	American River
Nimbus Dam	American River

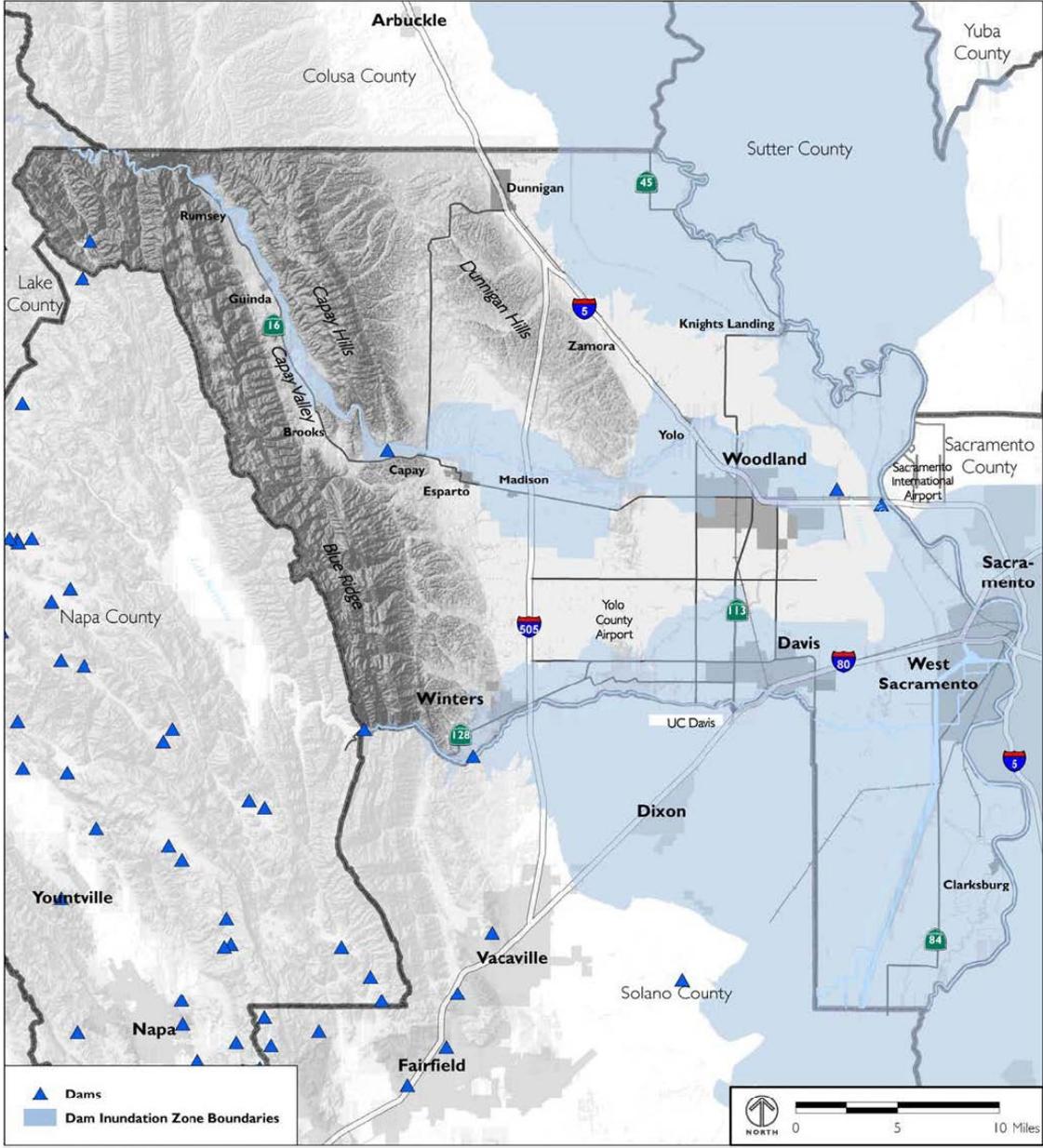
Dam Inundation Zones

Portions of Yolo County are located downstream of several dams with large inundation areas. In the unlikely event that any of these dams were to fail, the inundation zones

indicate areas that could potentially be flooded. If the dams at Indian Valley Reservoir, Lake Berryessa or along the Sacramento, Feather or American rivers were to fail, the cities of West Sacramento, Winters and Davis would be entirely inundated by floodwaters, as would much of the city of Woodland. The unincorporated communities of Rumsey, Capay, Madison, Knights Landing and Clarksburg and parts of Guinda, Esparto, Monument Hills and Yolo are also located entirely within dam inundation zones.

Figure B-1 lists Dams in and around Yolo County and their inundation zones.

Figure B-1 Dam Inundation Zones in Yolo County



Source: California Office of Emergency Services, 2000.

In the following information about the dams, the times and areas given for potential inundation are the best available estimates. Actual inundation times and areas may vary.

Monticello Dam

Monticello Dam is a thin arch concrete structure 270 feet high. It impounds a maximum of 1,602,300 acre-feet creating Lake Berryessa in Napa County, 10 miles west of Winters. In the event of failure, Monticello Dam presents a high hazard to downstream areas and extensive loss of life and property would likely occur.

Large uncontrolled water releases into Putah Creek could occur resulting from either a major or partial dam failure, or earthen slides into Lake Berryessa, which could cause overtopping of the dam.

Seismic evaluation of Monticello Dam indicates it could withstand an earthquake of Richter magnitude 6.5 with the epicenter located 0.5 miles from the dam. Thus, the dam is considered secure from such an occurrence. The topography of the lake relative to the size of potential slides makes the possibility of dam overtopping very unlikely. Any landslide that would move into the outlet works or spillway area would be especially dangerous to the dam.

The unstable area adjacent to the dam crest at its contact with the left abutment will be closely monitored by the dam tender during the raining season and after seismic activity. Landslides into the down stream channel could impound water but releases would be expected to be gradual as the new “dam” was eroded away. Severe storms are not expected to cause rapid rises in the water surface of Lake Berryessa.

Inhabited Areas of Potential Inundation

Monticello Dam		
Location	Time From Dam Break To Flooding	Response Actions
SR128 & CR87	0 hr. 20 min.	Evacuate, close roads
City of Winters	0 hr. 30 min	Evacuate, close roads
D.Q. University	1 hr. 45 min.	Evacuate campus
Fairfield School (CR98 & Russell Blvd)	2 hr. 30 min.	Evacuate school
City of Davis (west edge)	2 hr. 45 min.	Evacuate
Sutter- Davis Hospital	3 hr. 00 min.	Evacuate
City of Davis (downtown)	3 hr. 30 min.	Evacuate
El Macero (I-80 & Mace Blvd)	4 hr. 15 min	Evacuate, close roads
I-80 & CR105	4 hr. 30 min.	Close roads

Indian Valley Dam

Indian Valley Dam is an earth-filled dam producing a lake of 359,000 acre-feet storage capacity (maximum). The dam is located in Lake County, northwest of Yolo County, on the North Fork of Cache Creek. Depending upon the rate of discharge following dam failure the area of potential inundation extends along the Cache Creek all the way to the I-80 and the Yolo Bypass.

Inhabited Areas of Potential Inundation

Indian Valley Dam		
Location	Time From Dam Break To Flooding	Response Actions
Cache Creek along stream channel from dam to Rumsey	0 hr. 00 min to 1 hr. 59 min	Evacuate recreationists to high ground

Indian Valley Dam		
SR120 & Long Valley Rd (Lake County)	0 hr. 31 min.	Evacuate, close roads
SR16 where it parallels Cache Creek	1 hr. 34 min to 8+ hr. (depending on location)	Evacuate, close roads
Cache Creek Canyon Regional Park	1 hr. 40 min.	Evacuate recreationists to high ground
Camp Haswell (Boy Scouts of America)	1 hr. 52 min.	Evacuate to high ground
Rumsey	1 hr. 59 min.	Evacuate town to high ground
Guinda	2 hr. 24 min.	Evacuate town to high ground
Tancred	3 hr. 04 min.	Evacuate town to high ground
Brooks	3 hr. 25 min.	Evacuate town to high ground
Capay	4 hr. 00 min.	Evacuate town to high ground
Esparto	4 hr. 00 min.	Evacuate town to high ground
Madison	5 hr. 00 min.	Evacuate town to high ground
I-505	5 hr. 00 min.	Evacuate residents in the area to high ground, close road
CR94B	5 hr. 30 min.	Evacuate residents in the area to high ground, close road
I-5 at Yolo	7 hr. 00 min.	Evacuate town to high ground, close road
SR113 north of I-5	7 hr. 30 min.	Evacuate residents in the area to high ground, close road
SR113 south of I-5	8 hr. 00 min.	Evacuate residents in the area to high ground, close road
Woodland	8 hr. 00 min.	Evacuate north and west residents to the south
I-80 at Davis	9 hr. 00 min.	Evacuate east, north, and west residents to the south
I-80 at Yolo Bypass	10 hr. 48 min.	Evacuate, close road

Shasta Dam

Shasta Dam is a concrete gravity dam. The reservoir (Lake Shasta) has a maximum storage capacity of 4,552,000 acre-feet. The dam is located in Shasta County north of Summit City.

Dam failure would result in varying degrees of inundation to eastern and northeastern Yolo County.

Inhabited Areas of Potential Inundation

Shasta Dam		
Location	Time From Dam Break To Flooding	Response Actions
North County Line, with Colusa County	6 days 00 hr.	Evacuate to high ground, close roads
Knights Landing	7 days 22 hr.	Evacuate to high ground, close roads
City of West Sacramento	10 days 05 hr.	Evacuate entire city to high ground, close roads
Clarksburg	Not specified	Evacuate, close roads

Oroville Dam

Oroville Dam is an earth-filled dam. The reservoir (Oroville Lake) has a maximum storage capacity of 3,500,000 acre-feet. The dam is located in Butte County, northeast of Yolo County, above the Sacramento River.

Inhabited Areas of Potential Inundation

Oroville Dam		
Location	Time From Dam Break To Flooding	Response Actions
Knights Landing	16 hr. 00 min.	Evacuate and close roads
City of West Sacramento	23 hr. 15 min.	Evacuate to high ground and close roads
Clarksburg	27 hr. 30 min.	Evacuate and close roads

Folsom Dam

Folsom Dam is a concrete and earth dam. The lake has a maximum storage capacity of 977,000 acre-feet. The dam is located in Sacramento County, east of Yolo County on the American River.

Dam failure would result in some degree of inundation to areas of Yolo County bounded on the west by the west levee of the Yolo Bypass, on the north by a point on Old River Road one-half mile south of Kiesel Crossing and on the south by the county line.

Inhabited Areas of Potential Inundation

Folsom Dam		
Location	Time From Dam Break To Flooding	Response Actions
Bradshaw Road at the American River	2 hr. 05 min.	Not specified
Perkins	3 hr. 30 min.	Not specified
City of West Sacramento	5 hr. 00 min to 6 hr.	Warn, evacuate

	00 min.	
Borges Clarksburg Airstrip	8 hr. 30 min.	Warn, evacuate
South County Line	15 hr. 30 min.	Close roads

Nimbus Dam

Nimbus Dam is a concrete gravity dam. The reservoir (Lake Natoma) has a maximum storage capacity of 8,760 acre-feet. The dam is located in Sacramento County, east of Yolo County. All actions relating to a failure of Nimbus Dam would be identical to those required by a failure of Folsom Dam except the resulting inundation would be less severe.

Previous Occurrences

No previous occurrences have occurred in Yolo County, however there have been recent minor failures to a dam (Folsom Dam) located outside of Yolo County. Based on information from Sacramento County Hazard Mitigation Plan, there have been two dam failure incidents since 1994 that could have had the potential to affect Yolo County. However, these incidents were quite limited in scope and since the incidents occurred, improvements to the Folsom Dam system have been made.

July 17, 1995 – At the Folsom Dam, a spillway gate, gate #3 of Folsom Dam failed, increasing flows into the American River significantly. The spillway was repaired and the U.S. Bureau of Reclamation carried out an investigation of the water flow patterns around the spillway using numerical modeling. No flooding occurred as a result of the partial failure, but due to the location of the dam in proximity to the City of Folsom, possible flooding was a major concern.

May 15, 1997 – Cavitation damage to river outlet works occurred at Folsom Dam. Damage was discovered just downstream of gate #3. The damage consisted of a hole in the floor of the conduit measuring approximately 42 feet long, 15 feet wide, and 6 feet deep. Subsequent inspections of the other conduits revealed similar damage downstream of gate #4. Also, the beginning of cavitation damage was found downstream of gate #2. Minor damage was found in the other five conduits. No flooding was associated with this damage.

Probability of Future Occurrences

There are no specific local government mitigation actions relating to a possible failure of any of the dams affecting Yolo County. Dam safety is a comprehensive and long-term process that continues throughout the life span of any dam. Appropriate site maintenance, continuous inspection and monitoring, and implementation of periodic site improvements will improve the safety of most dam facilities.

From a local perspective, any mitigation efforts would be directly related to down stream flood plain management activities, which would include land use regulations, engineered flood control improvements, flow-monitoring devices, evacuation planning, and other activities not directly associated with the dam itself.

The probability of future occurrences based on history is **Unlikely**: less than 1 percent chance of occurrence in the next 100 years or has a recurrence interval of greater than every 100 years.

DROUGHT

General

Drought is a gradual phenomenon. Although droughts are sometimes characterized as emergencies, they differ from typical emergency events. Most natural disasters, such as floods or forest fires, occur relatively rapidly and afford little time for preparing for disaster response.

Droughts occur slowly, over a multi-year period, and it is often not obvious or easy to quantify when a drought begins and ends. Drought is a complex issue involving (many factors—it occurs when a normal amount of moisture is not available to satisfy an area's usual water-consuming activities.

Drought can often be defined regionally based on its effects:

- Meteorological drought is usually defined by a period of below average water supply.
- Agricultural drought occurs when there is an inadequate water supply to meet the needs of the state's crops and other agricultural operations such as livestock.
- Hydrological drought is defined as deficiencies in surface and subsurface water supplies. It is generally measured as stream flow, snowpack, and as lake, reservoir, and groundwater levels.
- Socioeconomic drought occurs when a drought impacts health, well-being, and quality of life, or when a drought starts to have an adverse economic impact on a region.

Geographic Extent and Potential Magnitude

Drought in the United States is monitored by the National Integrated Drought Information System (NIDIS). A major component of this portal is the U.S. Drought Monitor. The Drought Monitor concept was developed jointly by the NOAA's Climate Prediction Center, the NDMC, and the USDA's Joint Agricultural Weather Facility in the late 1990s as a process that synthesizes multiple indices, outlooks and local impacts, into an assessment that best represents current drought conditions. The final outcome of each Drought Monitor is a consensus of federal, state, and academic scientists who are intimately familiar with the conditions in their respective regions. A snapshot of the drought conditions in California and in Yolo County can be found in Figure B-2.

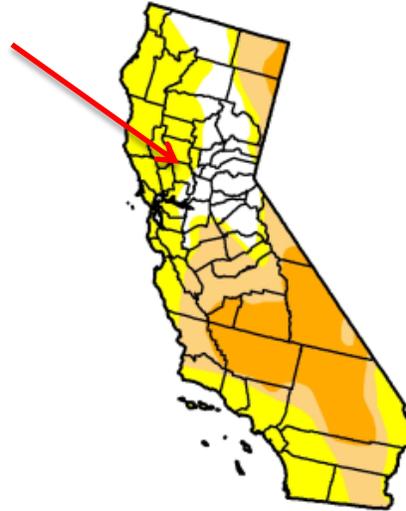
Figure B-2 U.S. Drought Monitor by State

U.S. Drought Monitor

California

February 19, 2013
Valid 7 a.m. EST

	Drought Conditions (Percent Area)					
	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	15.45	84.55	47.18	23.72	0.00	0.00
Last Week (02/12/2013 map)	34.53	65.47	47.18	23.72	0.00	0.00
3 Months Ago (11/20/2012 map)	4.82	95.18	67.67	21.61	1.14	0.00
Start of Calendar Year (01/01/2013 map)	31.75	68.25	55.32	22.50	0.00	0.00
Start of Water Year (09/25/2012 map)	11.95	88.05	69.41	22.27	1.14	0.00
One Year Ago (02/14/2012 map)	10.37	89.63	59.06	0.00	0.00	0.00



Intensity:

- D0 Abnormally Dry
- D1 Drought - Moderate
- D2 Drought - Severe
- D3 Drought - Extreme
- D4 Drought - Exceptional

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. See accompanying text summary for forecast statements.



Released Thursday, February 21, 2013
Brian Fuchs, National Drought Mitigation Center

<http://droughtmonitor.unl.edu>

Source: http://droughtmonitor.unl.edu/DM_state.htm?CA,W

The California Department of Water Resources (DWR) says the following about drought:

“One dry year does not normally constitute a drought in California. California’s extensive system of water supply infrastructure—its reservoirs, groundwater basins, and inter-regional conveyance facilities—mitigates the effect of short-term dry periods for most water users. Defining when a drought begins is a function of drought impacts to water users. Hydrologic conditions constituting a drought for water users in one location may not constitute a drought for water users elsewhere, or for water users having a different water supply. Individual water suppliers may use criteria such as rainfall/runoff, amount of water in storage, or expected supply from a water wholesaler to define their water supply conditions.”

The drought issue in California is further compounded by water rights. Water is a commodity possessed under a variety of legal doctrines. The prioritization of water rights between farming and federally protected fish habitats in California is part of this issue.

Drought impacts are wide-reaching and may be economic, environmental, and/or societal. The most significant impacts associated with drought in Yolo County are those related to water intensive activities such as agriculture, wildfire protection, municipal usage, commerce, tourism, recreation, and wildlife preservation. Also, during a drought, allocations go down, which results in reduced water availability. Voluntary conservation measures are typically implemented during extended droughts. A reduction of electric power generation

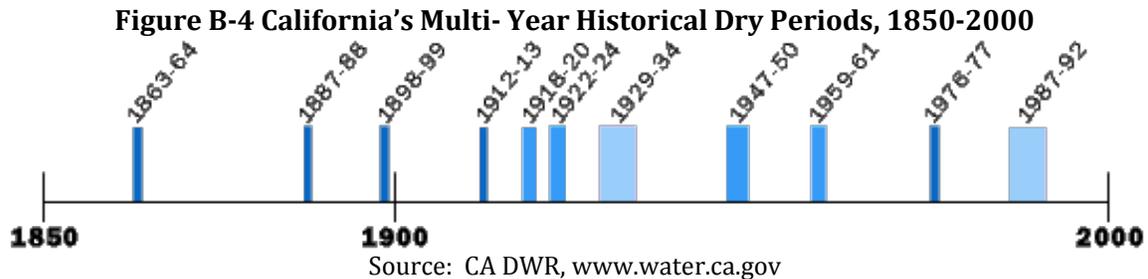
and water quality deterioration are also potential problems. Drought conditions can also cause soil to compact and not absorb water well, potentially making an area more susceptible to flooding.

Historically, California has experienced multiple severe droughts. According to DWR, droughts exceeding three years are relatively rare in Northern California, the source of much of the State’s developed water supply. The 1929-34 drought established the criteria commonly used in designing storage capacity and yield of large northern California reservoirs. Table B-3 compares the 1929-34 drought in the Sacramento and San Joaquin Valleys to the 1976-77, 1987- 92, and 2007-09 droughts (California’s most recent multi-year drought). The driest single year of California’s measured hydrologic record was 1977. Figure B-4 depicts California’s Multi- Year Historical Dry Periods, 1850-2000.

Table B-3 Severity of Extreme Droughts in the Sacramento and San Joaquin Valleys

Drought Period	Sacramento Valley Runoff		San Joaquin Valley Runoff	
	(maf ³ /yr)	(percent Average 1901-96)	(maf ³ /yr)	(percent Average 1906-96)
1929-34	9.8	55	3.3	57
1976-77	6.6	37	1.5	26
1987-92	10.0	56	2.8	47
2007-09	11.2	64	3.7	3.

Source: California’s Drought of 2007-2009, An Overview. State of California Natural Resources Agency, California Department of Water Resources. Available at: <http://www.water.ca.gov/drought/docs/DroughtReport2010.pdf>



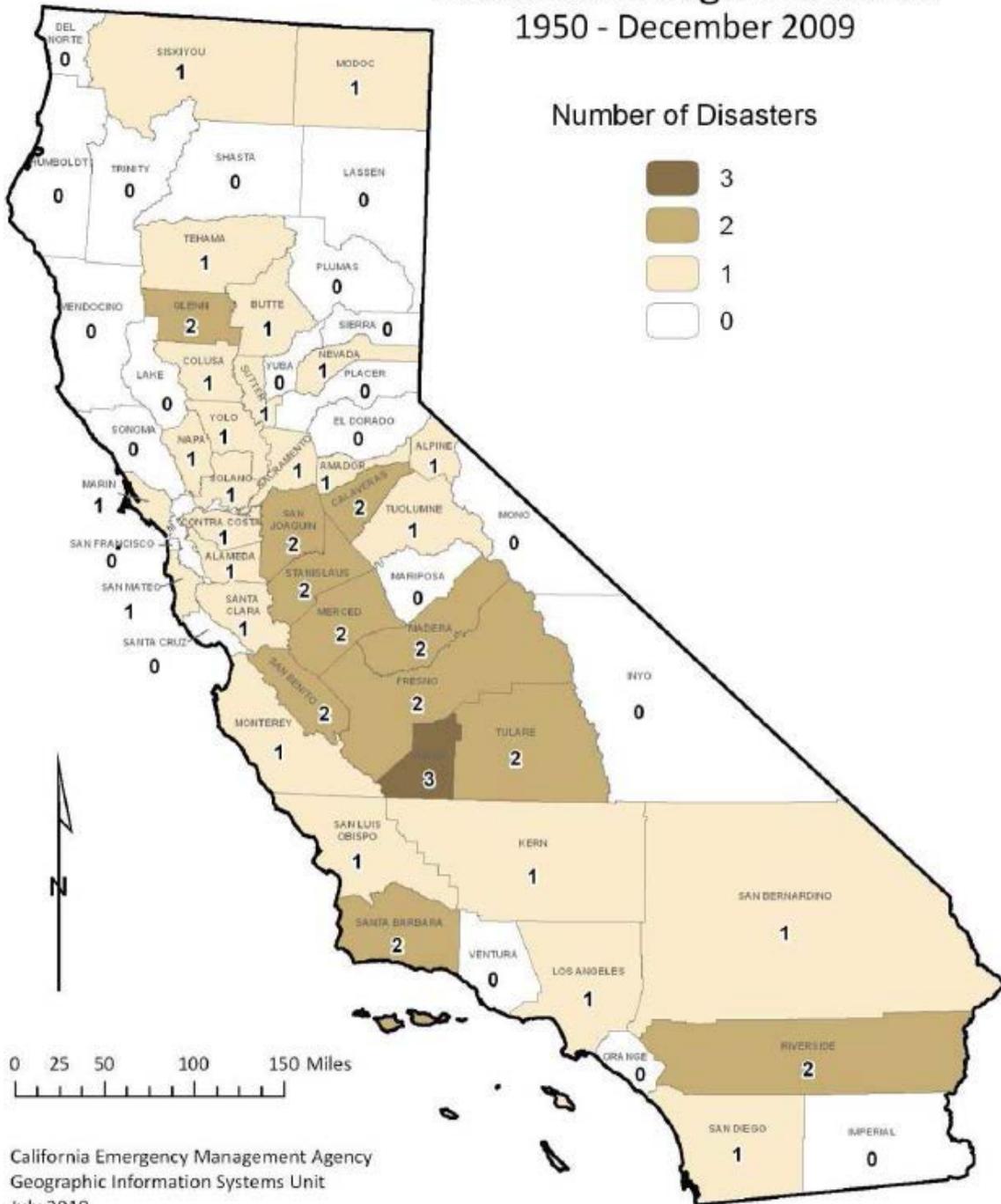
Previous Occurrences

According to the State of California Hazard Mitigation Plan, Yolo County has experienced one drought that resulted in a state disaster declaration. This can be seen in the State and Federal Declared Drought Disaster Figure B-5.

Probability of Future Occurrences

The probability of future occurrences are Likely - Between 10 percent and 100 percent chance of occurrence in next year or has a recurrence interval of 10 years or less.

Figure B-5 State and Federal Drought Declarations in California
State and Federal
Declared Drought Disasters
1950 - December 2009



Source California SHMP, 2010

EARTHQUAKE

General

Earthquake activity is characterized by a sudden, unpredictable movement in the earth's subsurface structure, usually associated with the shifting of tectonic plates that result in severe ground motion and surface deformation.

Geographic Extent and Potential Magnitude

Earthquake was rated as **Critical**: Between 35-50 percent of the operational area affected for each jurisdiction by the Hazard Mitigation Steering Committee.

There are two known faults in Yolo County, the Hunting Creek Fault and the Dunnigan Hills Fault, as shown in Figure B-6. The Dunnigan Hills Fault is not active and the Hunting Creek Fault is located within a sparsely populated area of the county. While Yolo County has a low probability for earthquake hazards compared to the rest of California, it is subject to seismic activity both within and near the County and thus, there is a risk of damage to structures and property as a result.

The Hunting Creek Fault is located in the far northwestern portion of the County, which is the only fault in the County subject to surface rupture. As shown in the map on the following page, only a small portion of the fault lies within Yolo County, and is in an area that is sparsely populated and not planned for any growth or development other than individual farm dwellings that might be built in the future. Development near a fault subject to surface rupture is regulated by the Alquist-Priolo Act. The Act requires a detailed fault-rupture hazard investigation and prohibits development directly over any traces of the active fault line.

The other active or potentially active fault is the Dunnigan Hills Fault, which extends west of Interstate 5 between the town of Dunnigan and northwest of the town of Yolo. This fault has been active in the last 10,000 years, but has not been active in historic times.

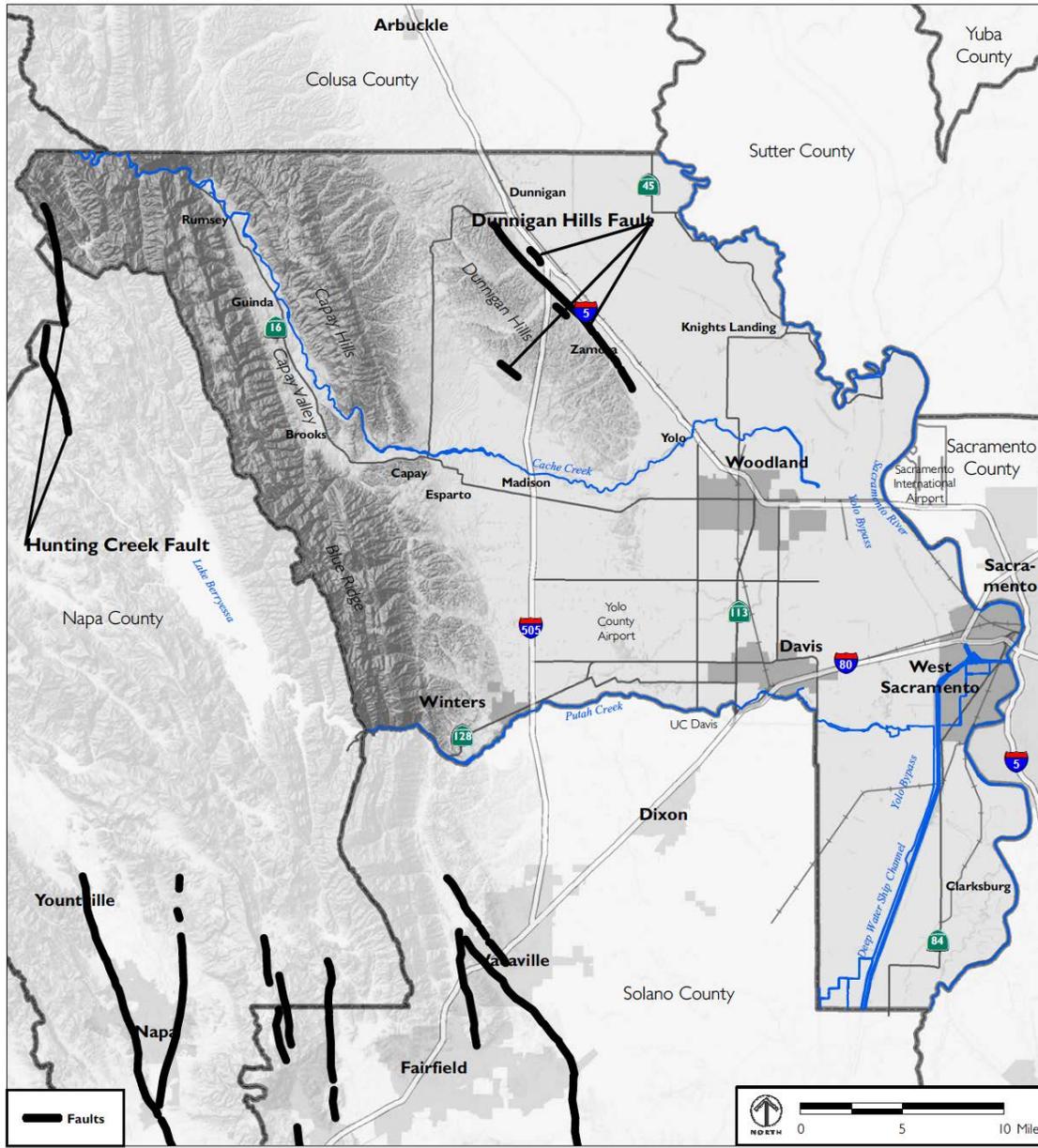
In addition to the Hunting Creek and Dunnigan Hills faults, major faults in the Coast Ranges and in the Sierra Nevada foothills are capable of producing groundshaking that could affect Yolo County residents.

Previous Occurrences

The April 1892 Vacaville-Winters earthquake that caused severe damage to Winters and lesser damage to Davis, Woodland, and other parts of the County, is believed to have originated from a segment of a complex zone of blind thrust faults that lie to the south in Solano County on the western side of the lower Sacramento Valley.

The effects of groundshaking during a maximum intensity earthquake is likely to involve structural damage to stucco, masonry walls and chimneys, which could expose people to falling objects and possible building collapse. The degree of such hazards is controlled by the nature of the underlying soil and rock materials, the magnitude of and distance from the quake, the duration of ground motion and the structural characteristics of the building.

Figure B-6 Known Faults in and Near Yolo County



Source: USGS, 1996.

Source: Yolo County General Plan, Safety Element

Another risk from seismic activity is liquefaction, which is the rapid transformation of saturated, loose, fine-grained sediment to a fluid-like state because of earthquake ground shaking. Liquefaction can result in substantial loss of life, injury, and damage to property. In addition, liquefaction increases the hazard of fires because of explosions induced when underground gas lines break, and because the breakage of water mains substantially reduces fire suppression capability.

Landslides are another risk associated with seismic activity. Landsliding is the natural process of relatively rapid downslope movement of soil, rock and rock debris as a mass. The rate of landsliding is affected by the type and extent of vegetation, slope angle, degree of

water saturation, strength of the rocks, and the mass and thickness of the deposit. Some of the natural causes of this instability are earthquakes, weak materials, stream and coastal erosion, and heavy rainfall. In addition, certain human activities tend to make the earth materials less stable and increase the chance of ground failure.

Activities contributing to instability include extensive irrigation, poor drainage or groundwater withdrawal, removal of stabilizing vegetation and over-steepening of slopes by undercutting them or overloading them with artificial fill. These activities cause slope failure, which normally produce landslides and differential settlement and are augmented during earthquakes by strong ground motion.

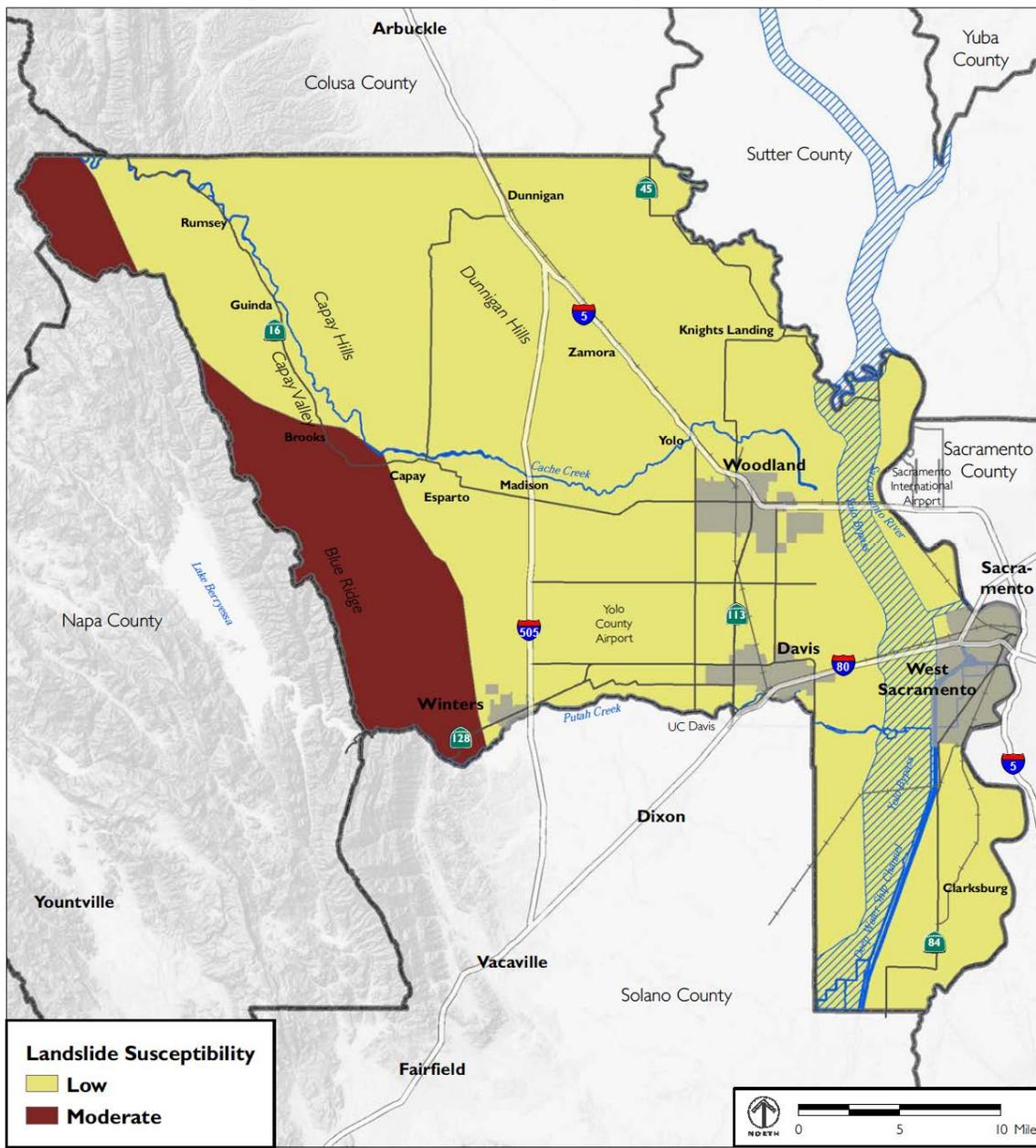
In Lake County, northwest of Yolo County, a landslide along the south bank of the North Fork of Cache Creek was discovered in 1998. This landslide is located approximately 1.5 miles downstream of the Indian Valley Dam. The landslide mostly affects Lake County. Also the Capay Valley area is particularly susceptible to landslides, as it is composed of poorly consolidated marine sediments, on either side of a rapidly moving watercourse (Cache Creek) with significant uncontrolled flood volumes. Elsewhere in the County however, landslides are generally not a significant hazard. Figure B-7 identifies areas with higher potential for landslides, based on soil stability characteristics.

Yolo County faces exposure to mudslides primarily along Cache Creek, in the same areas where landslides are a risk. At the Yolo County/Colusa County boundary, State Route 16 passes through the open preserve area of the Cache Creek Regional Park. For about a mile, the highway is bordered by Cache Creek on the west and canyon walls on the east. The canyon walls are subject to rock and mud slides during heavy winter rains. The rock and mudslides create traffic hazards by occasionally blocking the highway. A road closure gate is along that segment of the highway. This gate prohibits traffic from entering this segment when major rock and mudslides occur.

Areas of Yolo County also experience land subsidence. Subsidence, the decrease of ground elevation, has natural causes and human induced causes. Since the 1950's, the most common cause of subsidence in Yolo County has been groundwater withdrawal, which has resulted in as much as 4 feet of elevation change in some parts of the County. The East Yolo subbasin area has been affected most dramatically, with communities near Zamora, Knights Landing and Woodland having experienced damage and loss of structural integrity to highways, levees, wells and irrigation canals.

Some soils in Yolo County expand and contract depending on the level of moisture that they contact, impacting their suitability for safe development. These soils vary in distribution and degree of expansiveness. Yolo County soils are characterized by low, medium, high and very high expansiveness. Soils with "Low" expansiveness have the potential to change up to 3 percent in volume between the wet and dry state of the soil. Soils with "High" and "Very High" expansiveness require structural accommodations to mitigate 4 percent to 9.5 percent changes in soil volume. Contraction volumes greater than 4 percent directly impact soil suitability for roads, bridges, structures and other types of development. Figure B-8 identifies expansive soils in the County.

Figure B-7 Landslide Susceptibility in Yolo County



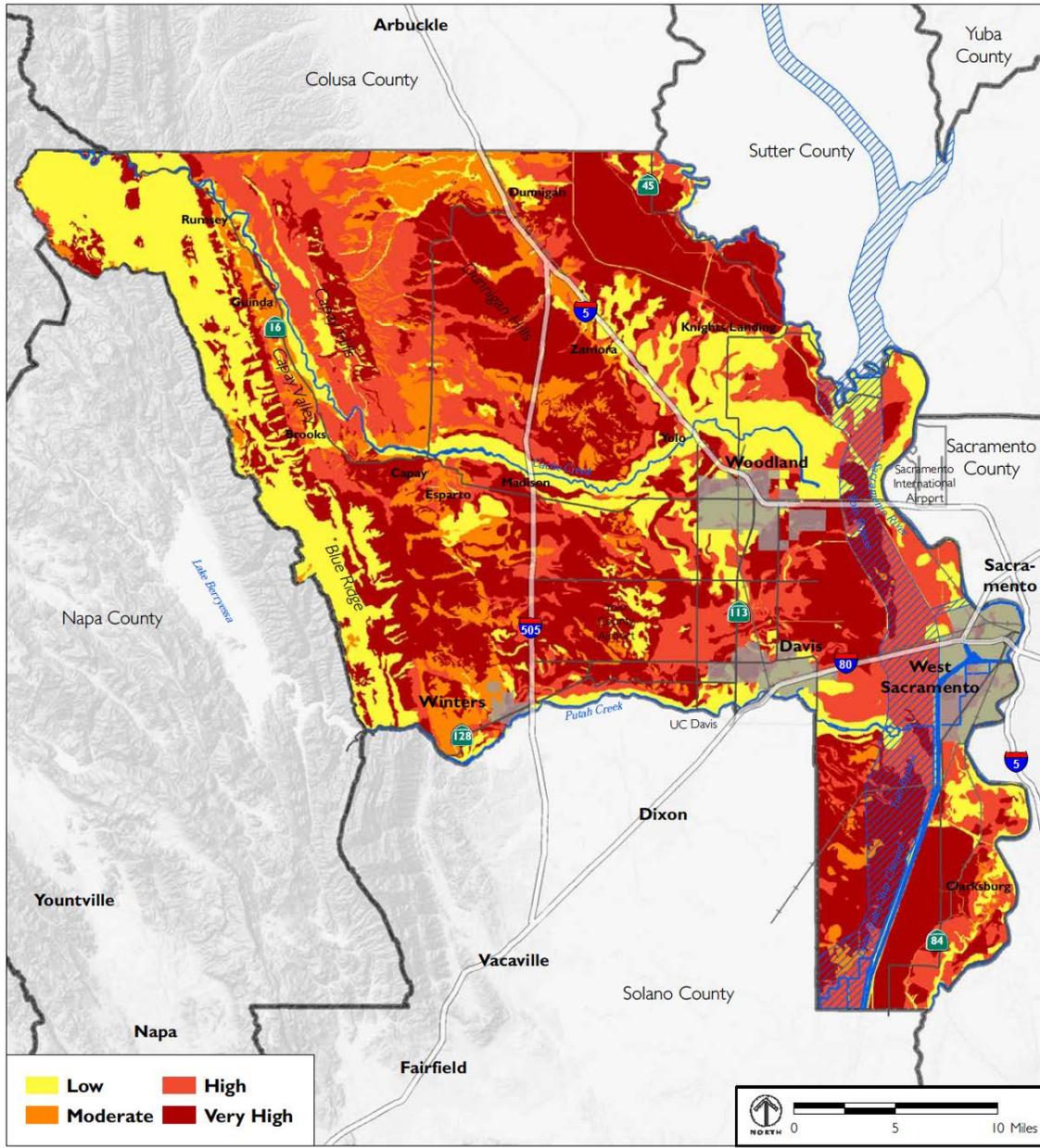
Source: USGS 2001

Source: Yolo County General Plan, Safety Element

Probability of Future Occurrences

Based on the earthquake shaking potential for Yolo County, the proximity to the Bay Area and the history of shaking the probability of damaging seismic ground shaking in Yolo County and its jurisdictions is **Occasional**: Between 1 percent and 10 percent chance of occurrence in the next year or has a recurrence interval of 11 to 100 years.

Figure B-8 Expansive Soils in Yolo County



Source: Natural Resources Conservation Service, 2007.

Source: Yolo County General Plan, Safety Element

FLOOD

General

Flooding is the rising and overflowing of a body of water onto normally dry land. History clearly highlights floods as the most frequent natural hazard impacting Yolo County. Floods are among the most costly natural disasters in terms of human hardship and economic loss nationwide. Floods can cause substantial damage to structures, landscapes, and utilities as well as life safety issues. Floodwaters can transport large objects downstream, which can damage or remove stationary structures. Ground saturation can result in instability, collapse, or other damage. Objects can also be buried or destroyed through sediment deposition. Floodwaters can also break utilities lines and interrupt services. Standing water

can cause damage to crops, road, foundations, and electrical circuits. Certain health hazards are also common to flood events. Standing water can also cause septic tank failure and well contamination. Standing water and wet structures can become breeding grounds for microorganisms such as bacteria, mold, and viruses. This can cause disease, trigger allergic reactions, and damage materials long after the flood. When floodwaters contain sewage or decaying animal carcasses, infections become a concern. Direct impacts, such as drowning, can be limited with adequate warning and public education about what to do during floods. Where flooding occurs in populated areas, warning and evacuation will be of critical importance to reduce life and safety impacts from any type of flooding.

The area adjacent to a channel is the floodplain. Floodplains are illustrated on inundation maps, which show areas of potential flooding and water depths. In its common usage, the floodplain most often refers to that area that is inundated by the 100-year flood, the flood that has a one percent chance in any given year of being equaled or exceeded. The 100-year flood is the national minimum standard to which communities regulate their floodplains through the National Flood Insurance Program (NFIP). The 500-year flood is the flood that has a 0.2 percent chance of being equaled or exceeded in any given year. The potential for flooding can change and increase through various land use changes and changes to land surface, which result in a change to the floodplain. A change in environment can create localized flooding problems inside and outside of natural floodplains by altering or confining natural drainage channels. These changes are most often created by human activity.

In addition to those 100- and 500-year floodplains regulated under the NFIP, recent California legislation resulting from Senate Bill 5 (2007) requires cities and counties within the Sacramento-San-Joaquin Valley to address new flood protection standards of the 1-in 200-year (0.5 percent chance of being equaled or exceeded in any given year) flood when considering new development. These standards are under development and will become effective over the next several years as ongoing technical studies are performed.

According to the 2010 Flood Insurance Study for the County, flooding can occur in the Yolo County planning area anytime from October through April. Flooding results from prolonged heavy rainfall and is characterized by high peak flows of moderate duration and by a large volume of runoff. Flooding is more severe when antecedent rainfall has resulted in saturated ground conditions.

Cloudburst storms, sometimes lasting as long as three hours, occur over Yolo County anytime from late spring to early fall, and they may occur as an extremely severe sequence within a general winter rainstorm. Cloudbursts are high-intensity storms that can produce peak flow equal to or somewhat greater than those of general rainstorms in portions of the study area. Flooding from cloudbursts is characterized by high peak flow, short duration of floodflow, and small volume of runoff.

The Yolo County area is susceptible to various types of flood events: riverine, flash, and localized stormwater flooding. The area is also at risk to flooding resulting from levee failures and dam failures. Dam failure flooding is discussed separately in the beginning of this section. Regardless of the type of flood, the cause is often the result of severe weather and excessive rainfall, either in the flood area or upstream reach.

- Riverine flooding, is defined as when a watercourse exceeds its “bank-full” capacity,

generally occurs as a result of prolonged rainfall, or rainfall that is combined with snowmelt and/or already saturated soils from previous rain events. This type of flood occurs in river systems whose tributaries may drain large geographic areas and include one or more independent river basins. The onset and duration of riverine floods may vary from a few hours to many days and is often characterized by high peak flows combined with a large volume of runoff. Factors that directly affect the amount of flood runoff include precipitation amount, intensity and distribution, the amount of soil moisture, seasonal variation in vegetation, snow depth, and water-resistance of the surface due to urbanization. In Yolo County, riverine flooding can occur anytime from November through April and is largely caused by heavy and continued rains, sometimes combined with snowmelt, increased outflows from upstream dams, and heavy flow from tributary streams. These intense storms can overwhelm the local waterways as well as the integrity of flood control structures. Flooding is more severe when antecedent rainfall has resulted in saturated ground conditions. The warning time associated with slow rise riverine floods assists in life and property protection.

- Flash flooding describes localized floods of great volume and short duration. This type of flood usually results from a heavy rainfall on a relatively small drainage area. Precipitation of this sort usually occurs in the winter and spring. Flash floods often require immediate evacuation within the hour.
- Localized flooding is localized stormwater flooding problems are often caused by flash flooding, severe weather, or an unusual amount of rainfall. Flooding from these intense weather events usually occurs in areas experiencing an increase in runoff from impervious surfaces associated with development and urbanization as well as inadequate storm drainage systems.

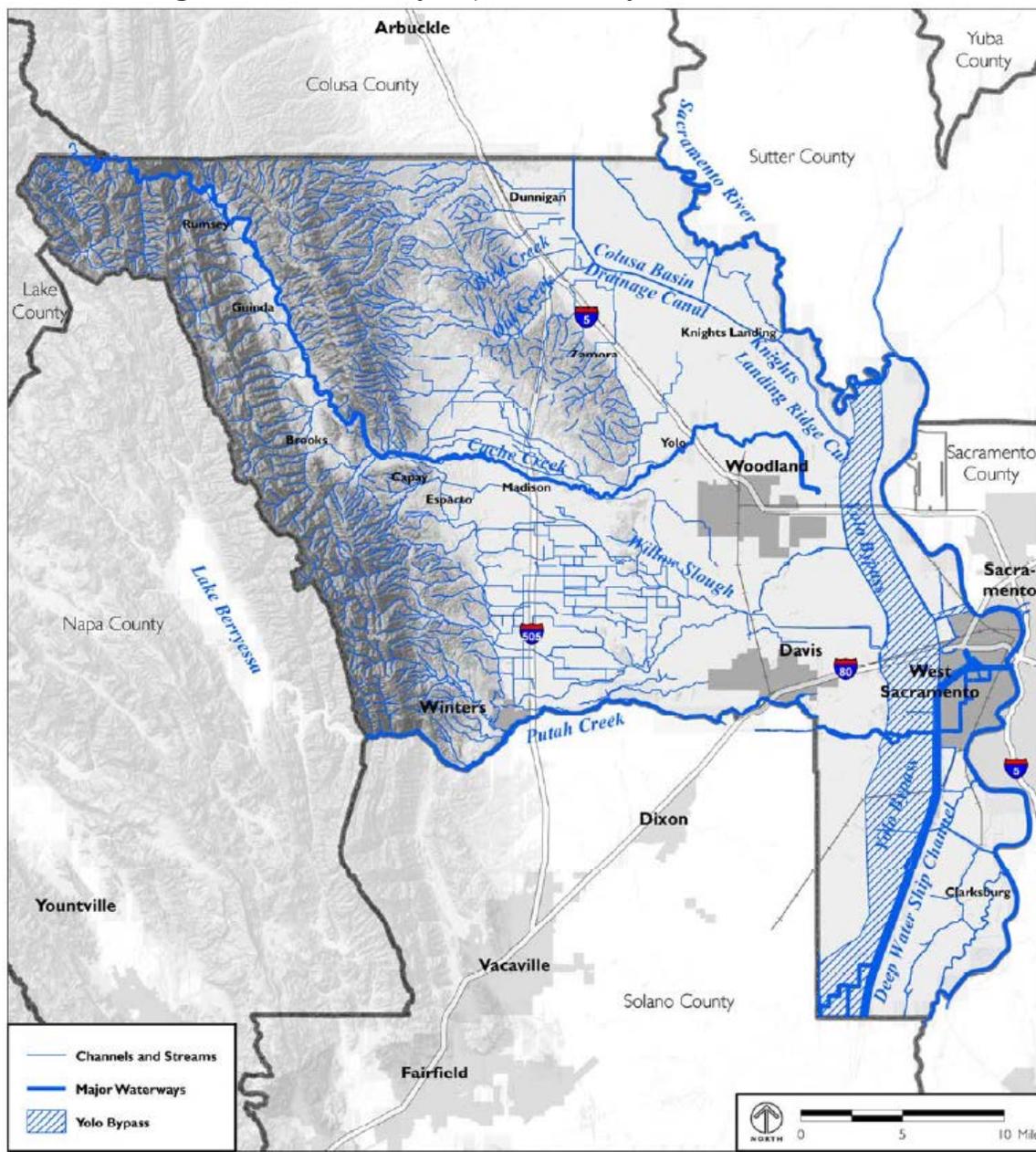
Geographic Extent and Potential Magnitude

Flood was rated as a **Catastrophic**: more that 50 percent of the operational area affected for each jurisdiction by the Hazard Mitigation Steering Committee.

Located in a natural floodplain, Yolo County has five primary watersheds with the potential for flooding: Cache Creek Basin/Woodland; the Sacramento River corridor (including the Yolo Bypass, as well as Clarksburg and Knights Landing); Willow Slough, (including Madison and Esparto), Colusa Basin Drain (including Knights Landing) and Dry Slough (including Winters, DQ University, County Airport, and Davis). Each waterway area is discussed below and shown Figure B-9 Yolo County Waterways and Surface Waters.

- Cache Creek is the outfall of Clear Lake, which is located in Lake County 50 miles northwest of Yolo County. The north fork of Cache Creek includes the 300,000-acrefoot Indian Valley Reservoir, also located in Lake County.
- Putah Creek begins in Lake County, flows through Napa County and the Lake Berryessa Reservoir into southern Yolo County, and eventually into the Yolo Bypass.
- Sacramento River, a 447-mile-long river, begins in Shasta County and passes west of the City of Sacramento. Its tributaries include the Pit, Feather, McCloud and American rivers.
- The Yolo Bypass is a 41-mile-long, several-mile-wide levied floodplain that carries flood flows from the Sacramento River to the Sacramento Delta. Its tributaries include Cache Creek, Putah Creek, Willow Slough and the Knights Landing Ridge Cut.

Figure B-9 Yolo County Major Waterways and Surface Waters



Source: Yolo County GIS, 2009

In addition to these natural sources, an extensive network of sloughs, irrigation canals and drainage ditches are located within the county. The major slough and canal facilities include:

- Tehama-Colusa Canal – transports water south from Tehama County into Yolo County, terminating near Dunnigan.
- Colusa Basin Drain – begins at Glenn County, carrying drainage water from the western side of the valley, to the Sacramento River at Knight’s Landing on through the Ridge Cut to the Yolo Bypass.
- Willow Slough – minor watercourse that drains much of the area between Cache and Putah Creeks.

- Winters Canal – primary source of irrigation for most of the County between Cache and Putah Creeks.
- West Adams Canal – carries water from Cache Creek north to Hungry Hollow and
- Yolo-Zamora area.
- Elk Slough – drains much of the area around Clarksburg.

Yolo County has no natural lakes. However, as a result of aggregate mining and reclamation activity along Cache Creek, several small reclaimed lakes will be created and eventually become a part of the future planned Cache Creek Parkway. The Cache Creek Area Plan contains policies and regulations addressing the management of these future resources.

All of the watersheds converge at the Sacramento River Delta, the flood issues in the Delta are of concern as the agricultural interests continue to farm the land, which is subsiding annually, making the levee systems more vulnerable to breaching.

When the Sacramento River reaches its peak capacity, the American River and other tributaries that flow into the Sacramento River, cannot flow at a normal rate. These conditions result in “backflows” which cause tributaries to overflow and flood local areas.

The Sacramento River is also affected by ocean tides that periodically raise and lower the water level. High tides that occur simultaneously with flooding conditions could increase the rate of flooding.

All surface water originating in or passing through Yolo County discharges to the ocean via the Sacramento and San Joaquin Rivers, which join at the head of Suisun Bay, the easternmost arm of San Francisco Bay. With a combined tributary drainage area of approximately 60,000 square miles, these rivers provide most of the freshwater inflow to San Francisco Bay.

The Delta

The Delta Region lies within a floodplain and is faced with a major flooding problem because of inadequate levee construction and maintenance, subsidence, seepage, erosion and seismicity.

Flood fighting has occurred in some part of the Delta on the average of once every four years. While most of the Delta levees in Yolo County have stood the test of time, they defy engineering logic. Their foundations are soft and uncertain, they have a great deal of vegetation including large trees, and they suffer erosion and sloughing due to river velocity and wind wave wash. Nevertheless, they have served the county very well over many years.

The Delta Islands are subsiding due to lower groundwater, aeration of peat soils, and loss of soil to wind. While some believe the rate has been curbed over the past years due to conservation protocols, the fact is that some islands are 15’ below sea level. The levees work much harder than they did a hundred years ago.

Some of the Delta levees essentially serve as a dam repressing hydrostatic pressure everyday of the year. This leads some researchers to conclude that the potential for catastrophic failure of the Delta levees due to a seismic event has a concerning probability.

Responsibility for flood protection is distributed among many agencies at various levels of

government. At the federal level the three primary agencies are the Army Corps of Engineers, the FEMA, and the Bureau of Reclamation. At the state level the primary agencies are Department of Water Resources and the Central Valley Flood Protection Board. At the local level in Yolo County and the region these agencies include: the County of Yolo and each of its four cities; the Yolo County Flood Control and Conservation District, 15 local reclamation districts, the Knights Landing Ridge Drainage District, the Madison Esparto Regional County Service Area, the Snowball Levee County Service Area, other CSAs, various Community Service Districts and the Sacramento River West Side Levee District.

FEMA Floodplain Mapping

FEMA established standards for floodplain mapping studies as part of the National Flood Insurance Program (NFIP). The NFIP makes flood insurance available to property owners in participating communities adopting FEMA-approved local floodplain studies, maps, and regulations. Floodplain studies that may be approved by FEMA include federally funded studies; studies developed by state, city, and regional public agencies; and technical studies generated by private interests as part of property annexation and land development efforts. Such studies may include entire stream reaches or limited stream sections depending on the nature and scope of a study. A general overview of floodplain mapping and associated products is provided in the following paragraphs.

Flood Insurance Study (FIS)

The FIS develops flood-risk data for various areas of the community that will be used to establish flood insurance rates and to assist the community in its efforts to promote sound floodplain management. The current Yolo County FISs are dated June 18, 2010. The study covers the unincorporated County and the Cities of Davis, Winters, West Sacramento and Woodland.

Flood Insurance Rate Map (FIRM)

The FIRM is designed for flood insurance and floodplain management applications. For flood insurance, the FIRM designates flood insurance rate zones to assign premium rates for flood insurance policies. For floodplain management, the FIRM delineates 100- and 500-year floodplains, floodways, and the locations of selected cross sections used in the hydraulic analysis and local floodplain regulations. The County FIRMs are in the process of being replaced by new digital flood insurance rate maps (DFIRMs) as part of FEMA's Map Modernization program, which is discussed further below.

Digital Q3 Flood Data

Q3 flood data is a digital representation of certain features of FIRMs, intended for use with desktop mapping and GIS technology. This electronic data set is being replaced by the DFIRMs as described further below.

Letter of Map Revision (LOMR) and Map Amendment (LOMA)

LOMRs and LOMAs represent separate floodplain studies dealing with individual properties or limited stream segments that update the FIS and FIRM data between periodic FEMA publications of the FIS and FIRM.

Digital Flood Insurance Rate Maps (DFIRM)

As part of its Map Modernization program, FEMA is converting paper FIRMS to digital FIRMs, DFIRMS. These digital maps:

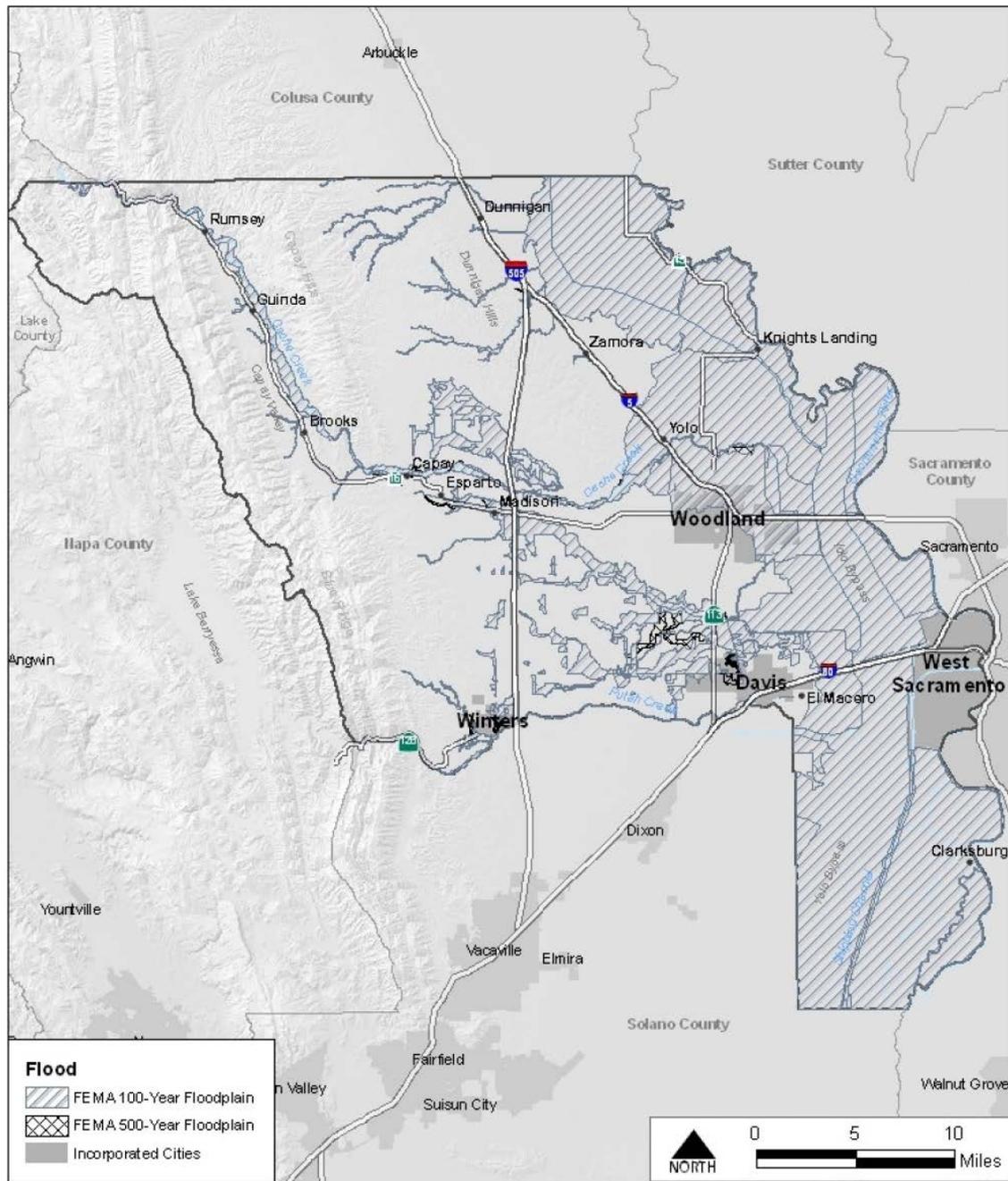
- Incorporate the latest updates (LOMRs and LOMAs);
- Utilize community supplied data;
- Verify the currency of the floodplains and refit them to community supplied basemaps;
- Upgrade the FIRMs to a GIS database format to set the stage for future updates and to enable support for GIS analyses and other digital applications; and
- Solicit community participation.

Draft DFIRMs, for Yolo County were not available to the Steering Committee during the development of this plan.

100- and 200-Year Floodplains

The threshold for unacceptable flood risk has traditionally been associated with the “100-year flood”. The Federal Emergency Management Agency (FEMA) creates Flood Insurance Rate Maps (FIRMs) that designate 100-year floodplain zones. A 100-year floodplain zone is the area that has a one in one hundred (1 percent) chance of being flooded in any one year based on historical data. Figure B-10 identifies the existing 100-year floodplain contours as identified by FEMA for Yolo County. These maps reflect recent climate assumptions, as well as assumptions regarding the likelihood of flooding due to levee failure. State law requires that urban areas, defined as those exceeded a population of 10,000, shall provide 200-year flood protection. The FIRMs do not show the 200-year floodplain; however, maps have been created by the State Department of Water Resources (DWR) showing these areas. Figure B-11 identifies the existing 200-year floodplain contours as identified by DWR. Because of the generally flat terrain in Yolo County, and the relatively small difference between the volume of 100- and 200-year flood events, the two floodplains are very similar in extent. Affected communities include Clarksburg, Davis, Esparto, Knights Landing, Madison, West Sacramento, Woodland, and Yolo.

Figure B-10 FEMA 100 Year Floodplain Zone Map



Source: Yolo County General Plan, Health and Safety Element

Levee Failure

Levee failure flooding can occur as the result of partial or complete collapse of an impoundment, and often results from prolonged rainfall and flooding. The primary danger associated with dam or levee failure is the high velocity flooding of those properties downstream of the breach. Table B-12 describes the levees and their location in Yolo County.

A levee failure can range from a small, uncontrolled release to a catastrophic failure. Vulnerability to levee failures is generally confined to the areas subject to inundation downstream of the facility. Secondary losses would include loss of the multi-use functions of the facility and associated revenues that accompany those functions.

Approximately 150 years ago, the levees of the Sacramento-San Joaquin Delta were raised to prevent flooding on what remains some of the most fertile farmland in the nation. While the peat soils were excellent for agriculture, they were not the best choice to create strong foundations for levee barriers meant to contain a constant flow of river water. Nevertheless, it was these native soils that were primarily used to create the levee system.

Levee failure flooding would vary in the County depending on which structure fails and the nature and extent of the failure and associated flooding. This flooding presents a threat to life and property, including buildings, their contents, and their use. Large flood events can affect lifeline utilities (e.g., water, sewerage, and power), transportation, jobs, tourism, the environment, agricultural industry, and the local and regional economies.

Lands within the Levee Flood Protection Zones may be subject to flooding due to various factors, including the failure or overtopping of project or non-project levees, flows that exceed the design capacity of project or non-project levees, and flows from water sources not specifically protected against by project levees. Lands not mapped within a Levee Flood Protection Zone are not invulnerable to flood risk, and some may also experience flooding from these or other related events.

The overall impact to the community from levee breach or failure includes:

- Injury and loss of life;
- Commercial and residential structural damage;
- Disruption of and damage to public infrastructure;
- Health hazards associated with mold and mildew;
- Damage to roads/bridges resulting in loss of mobility;
- Significant economic impact (jobs, sales, tax revenue) to the community;
- Negative impact on commercial and residential property values;
- Long dewatering periods;
- Significant disruption to students and teachers as temporary facilities and relocations would likely be needed.

California Levee Database

California has over 13,000 miles of levees that protect residential and agricultural lands. The levee failures resulting from hurricane Katrina prompted the State and the Department of Water Resources (DWR) to initiate development of a state-of-the-art California Levee Database (CLD) for the purpose of better understanding and managing levees in California.

The CLD is an efficient tool for assessing levee reliability risk factors using a GIS-enabled geospatial database.

Starting in 2005, partnering with the Federal Emergency Management Agency (FEMA) under the auspices of FEMA's Map Modernization Management Support program, the Department has started assembling critically needed levee information on ownership, location, and risk assessment factors for all the levees in California. Recognizing that other agencies are engaged in similar efforts, DWR is actively participating on national committees organized by FEMA and the U.S. Army Corps of Engineers (USACE) to ensure compatibility and coordination with other national efforts. Currently, the California Levee Database has location information for more than 10,000 miles of levees and flood control structures throughout California. In addition to the database above, the recent Yolo County Flood Insurance Study lists the levees in Yolo County, which are listed below.

Table B-12 Levees In Yolo County

Community	Flood Source	Levee Inventory Identification #	USACE Levee
Yolo County (Unincorporated Areas)	Buckeye Creek	Not specified	No
City of Woodland Yolo County (Unincorporated Areas)	Cache Creek	52, 53, 55, and 81	Yes
City of Woodland Yolo County (Unincorporated Areas)	Colusa Basin Drainage Canal	94, 95, and 163	Yes
Yolo County (Unincorporated Areas)	Knights Landing Ridge Cut	83, 84, 120, 121, and 162	No
City of Woodland Yolo County (Unincorporated Areas)	Old River	85, 118, and 119	No
City of West Sacramento Yolo County (Unincorporated Areas)	Sacramento River	11, 17, 86, 93, 122, 133 through 142, 147, 151, 152, 157, and 168 through 171	Yes
City of West Sacramento Yolo County (Unincorporated Areas)	Sacramento River Toe Drain	148 and 149	Yes
City of Davis Yolo County (Unincorporated Areas)	South Fork Putah Creek	29, 30, 105, and 106	Yes
Yolo County (Unincorporated Areas)	Unnamed Canal between	123 and 124	No

Community	Flood Source	Levee Inventory Identification #	USACE Levee
Areas)	Colusa Basin Drainage Canal and Sacramento River near El Dorado Bend		
Yolo County (Unincorporated Areas)	Willow Slough	36	No
City of Davis Yolo County (Unincorporated Areas)	Willow Slough Bypass	34 and 35	Yes
City of Davis Yolo County (Unincorporated Areas)	Yolo Bypass	28, 82, 116, 117, 128, and 132	Yes
Yolo County (Unincorporated Areas)	Yolo Bypass	5	No

Source: Yolo County Flood Insurance Study Report, 2010

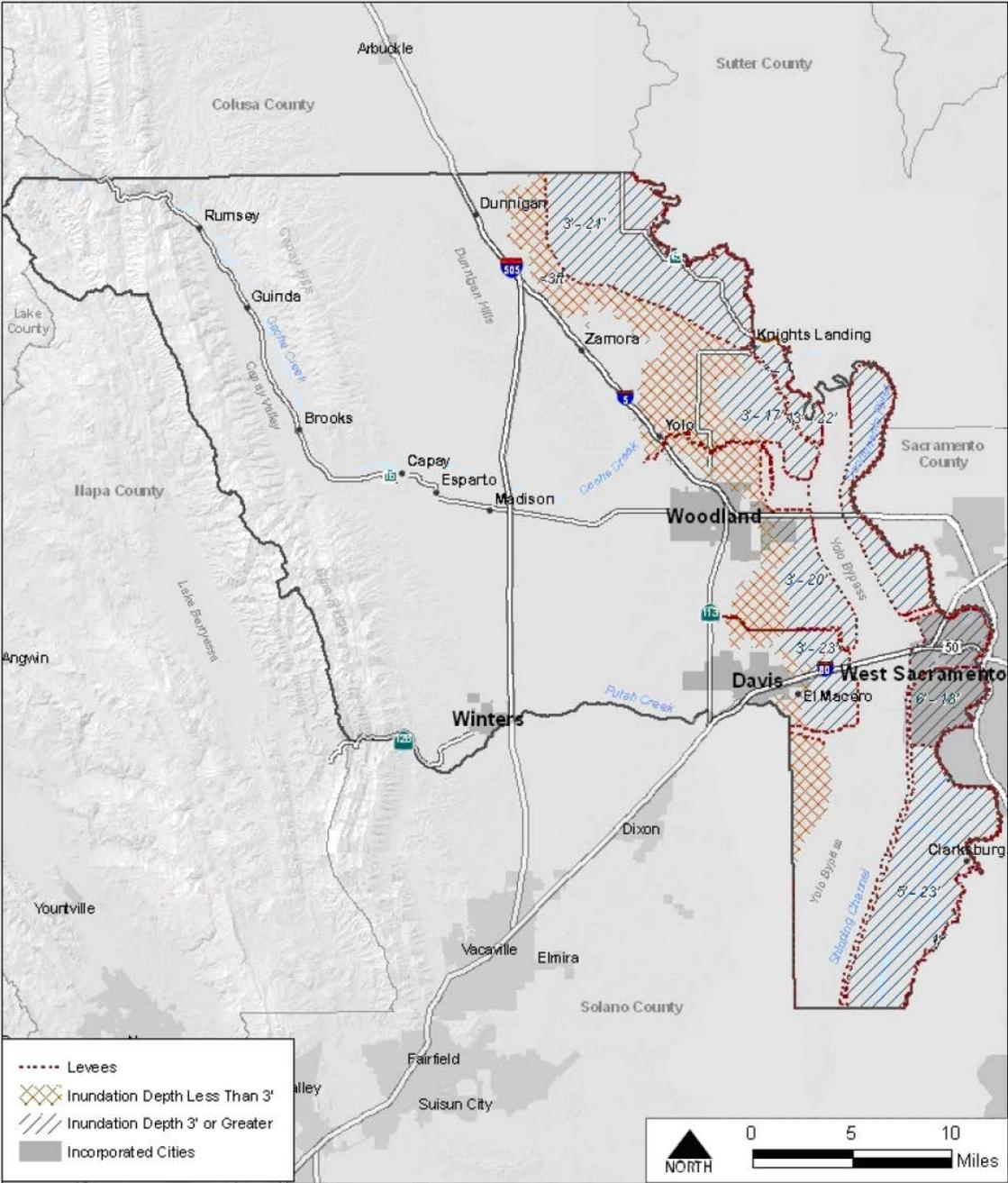
Levee Flood Protection Zones

Yolo County has approximately 215 miles of project levees, managed by various agencies, including the County, 13 reclamation districts, one levee district, one drainage district, and the California Department of Water Resources. These levees provide flood protection to West Sacramento, Woodland, Knights Landing, Clarksburg, Davis and important agricultural lands. In addition, the Yolo Bypass, the Sacramento Weir, and the Fremont Weir help protect Sacramento and other urban communities in the region from flooding by the Sacramento River. Some levees, particularly the project levees that protect parts of the City of Woodland and unincorporated Yolo County, the vicinity of Cache Creek and the town of Yolo, only provide a 10-year level of flood protection rather than the 100-year federal standard. Without work to improve these levees, additional development in Yolo County's floodplain could put more residents at risk of flooding hazards.

The local levees have been assumed to provide adequate protection since their acceptance into the Sacramento River Flood Control Project in 1918. Recently, where insufficient geotechnical information exists to evaluate the integrity of the levees, the State Department of Water Resources has taken the position, in conjunction with FEMA, that levees are not certified. DWR has completed geotechnical evaluations of the urban Sacramento River Flood Control Project levees within the county, and has proposed to do additional evaluations of non-urban levees in the coming years.

Figure B-13 shows the extent of those areas that are protected by decertified levees and are currently subject to flooding. This map uses the best available information to identify those areas where flooding would be more than three feet deep if a project levee were to fail, assuming maximum capacity flows. Not surprisingly, levee flood protection zones are concentrated in eastern Yolo County, in areas adjoining levees for lower Cache Creek, Putah Creek, the Colusa Basin Drain, the Yolo Bypass, and the Sacramento River. Affected communities include Clarksburg, Davis, Knights Landing, West Sacramento, Woodland, and Yolo.

Figure B-13 Levee Protection Zones



Source: Yolo County General Plan, Health and Safety Element

Previous Occurrences

Major flooding has occurred in the Yolo County study area in 1937-38, 1940, 1943, 1950, 1955, 1958, 1963, 1967, 1973, 1975, and 1986 (U.S. Department of Agriculture, 1969; State of California, 1964; State of California, 1969; FEMA, 1981; U.S. Department of Agriculture, 1976). Flooding generally occurs in the relatively flat agricultural lands within the eastern two-thirds of the county.

Since the completion of Monticello Dam on Putah Creek (Lake Berryessa) in Napa County, flooding from Putah Creek and Cache Creek (the two largest streams flowing from west to east across the county) occurs only from Cache Creek overflow in the Capay Valley and south of Cache Creek near the City of Woodland, where flooding occurred in 1958 (FEMA, 1981). Flooding also occurs north of Cache Creek in the lowlands of the Hungry Hollow watershed, which is a tributary of Cache Creek. The largest flood in the Cache Creek drainage in recent years occurred during February 1958 and was estimated to be a 4-percent annual chance event (State of California, 1969).

In the northern part of the county, flooding occurs along the Colusa Basin Drainage Canal. Flooding results when precipitation within the basin and runoff from the foothill region to the west combine to far exceed the channel capacity of the canal. The greatest flooding in recent years was in 1958, when flooding along the canal extended 70 miles upstream from Knights Landing (State of California, 1964). Flooding also occurs in the spring and is caused by irrigation practices in the rice fields. Damage can be greater during the spring runoff because it occurs during the growing season.

Flooding frequently occurs in the Cottonwood-Willow Slough watershed south of Cache Creek and in the Dry Slough/Davis watershed north of Putah Creek. The adjacent watersheds are part of the Yolo Creek System. Flows originating in the western part of the watersheds exceed the channel capacity of Dry and Willow Sloughs and their major tributaries, Chickahominy Slough and Lamb Valley Slough, and cause flooding in the relatively flat agricultural lands in the eastern part of the county. Flooding is increased at the eastern side of the county when Sacramento River flows are diverted into Yolo Bypass and gravity flow to the bypass is eliminated. Severe flooding occurred along the Sacramento River and Yolo Bypass in February 1986. Floodwaters pond behind the Yolo Bypass and Willow Slough Bypass levees until floodflows in the bypasses recede.

City of Davis

In the City of Davis, the Dry Slough-Davis watershed area, major flooding occurred in 1937-38, 1940, 1943, 1950, 1955, 1958, 1963, 1967, 1973, and 1975. The 1963 flood was estimated to be a 10-year event (U.S. Department of Agriculture, 1969), and the 1955 flood was a 20-year event (U.S. Department of Housing and Urban Development, unpublished). Flooding in the Davis area is a result of the relatively flat topography of the area and backwater from Willow Slough Bypass and Yolo Bypass to the east. Within the City of Davis, Covell Boulevard and the Southern Pacific railroad restrict the dispersion of local floodflows. Covell Drain will contain the estimated 10-percent annual chance (10-year) flood throughout the reach studied except at the F Street culvert, where overflow will occur to the area of the pump station near H Street and Covell Boulevard (H Street Pump). The base (1-percent annual chance) flow will exceed the capacity of Covell Drain at all road crossings, causing shallow flooding in overbank areas (Davis Drainage), primarily to the south of Covell Boulevard, terminating in a ponding area west of the Southern Pacific Railroad near the H Street Pump. The 24-hour runoff from the central Davis area in excess of the drainage system capacity will also pond in the same area as the Covell Drain overflow (VTN Corporation, 1975).

City of West Sacramento

During high floodflows, the City of West Sacramento is not protected from flooding by the levees along the Sacramento River and the Yolo Bypass. Yolo Bypass drains water from Cache Creek, Putah Creek and also receives flows from the Sacramento River over Fremont

Weir near Knights Landing, and over Sacramento Weir (Sacramento Bypass) when the capacity of the Sacramento River Channel is exceeded. Flows in Yolo Bypass return to the Sacramento River near Rio Vista. The Sacramento River is confined by Project Levees in the study area. Levees in Reclamation Districts (RDs) 811, 537, and 900 are not recognized as providing protection from the 1-percent annual chance flood.

Records indicate that there is a history of stability problems on the RD 900 (West Sacramento) levee between the Southern Pacific Railroad and the West Sacramento Deep Water Ship Channel. Slips or subsidence occurred on this reach in 1969, 1975, and 1983 (USACE, undated). Levees in RD 537 and RD 811 are affected by erosion. The soils under these levees consist of firm silty sand and sandy silt. This material provides a firm foundation but is erodible.

City of Winters

Flooding in the City of Winters since the completion of Monticello Dam on Putah Creek has been limited to that caused by overflow from Dry Creek, runoff from the Moody Slough watershed north and west of the City of Winters, and runoff from the business and residential area south of State Highway 128.

Approximately every 2 to 5 years, rains producing runoff have caused flooding along the western side of County Road 89 (Railroad Street), from Edwards Street in the City of Winters north to the Moody Slough crossing. Inadequate bridge and channel capacity causes water to overtop County Road 89. The water then continues eastward to Interstate Highway 505, flooding areas along Moody Slough, Willow Canal, and State Highway 128. The low-lying area west of Winters Cemetery is inundated by local runoff.

One of the most severe floods occurred on December 19-20, 1955, when 7.02 inches of rain were recorded in 48 hours. In the City of Winters several basements and businesses were flooded, as was much of the surrounding agricultural area. Traffic on County Road 89 was halted. This flood was approximately a 20-year event.

City of Woodland

Low-lying areas of the City of Woodland are subject to periodic flooding due to overflow from Cache Creek, from runoff originating in the western sector of the City, or from overland flow originating west of the City in a gently upward sloping area defined by the Maple Canal on the southwest and low divide on the north. Flooding from the creek results from heavy rain over the tributary drainage during the period from November through March. On rare occasions, melting snow in the high elevations of the basin could augment runoff from general rain.

Overland flow from the west would result from cloudburst-type storms that could be expected to occur anytime from early fall to late spring, but may occur as an extremely severe sequence in conjunction with general winter rainstorms. Most of the flooding within the City of Woodland occurs as sheet flow. The water-surface elevations of the flooding in these areas are variable and are affected principally by natural and manmade barriers in the flooded areas. Many road fills crossing floodplain areas alter the natural patterns of floodflow. Although the City of Woodland has no recorded history of flooding, four major flood periods have been documented for the Cache Creek basin during the last half of the 20th century, and 20 severe floods have occurred since 1900. The most severe floods of recent years in the Cache Creek basin downstream from Clear Lake occurred in 1955 and

1956, 1968, 1964, 1965, and 1970.

The west-to-east slope of the land and the series of swales west of the City of Woodland direct runoff from cloudburst storms toward the center of the city. I-5, completed through the City of Woodland area in 1973, forms a barrier to overland flow resulting from very large floods on Cache Creek and diverts such flow into the city.

There are a total of three stream gaging stations located within the restudy area: the Yolo gage, which is readable but not reliable; the Capay gage, located upstream of Capay Diversion Dam; and the Rumsey gage, upstream of the study area. The Capay gage is considered to be the best gage for the purpose of the restudy because of its proximity to the study area. However, the Capay gage was moved in 1984 and relocated farther downstream below Capay Diversion Dam so that the data at the gage after 1984 represent primarily regulated dam flows. Cache Creek exceeded its design channel capacity of 30,000 cubic feet per second (cfs) in 1955. In 1958 and 1983, Cache Creek rose to the top of both levees and overflowed its banks toward the Cities of Woodland and Davis. According to the USGS, the peak flow in 1983 at the Yolo gage was approximately 33,000 cfs, with an exceedence frequency of approximately a 20-year event. There was at least one levee break downstream from County Road 102. Federal, State, and local agencies patched levee boils at that time to prevent additional levee breaks along both sides of the Cache Creek levee system.

The observed peak flow at the Rumsey gage in March 1995 was approximately 52,000 cfs, with an exceedence frequency of approximately a 2-percent annual chance storm event. An observed peak flow for this event is not available for the Capay gage; however, high-water marks downstream of Capay Diversion Dam were observed. The City of Woodland observed and prepared a sketch of highwater marks in the vicinity of the City of Woodland for the March 1995 event. The observed flood boundaries were prepared for the flow that preceded the peak by 5 hours and do not provide the full extent of the flood boundary.

Probability of Future Occurrences

Although flooding incidents are generally of short duration, the need for ongoing response and long-term recovery operations cannot be underestimated. Moreover, loss of essential flood control structures, including levees and control devices may hinder recovery efforts and pose significant problems should additional flooding occur.

Based on historical data the probability of future occurrences for flood countywide is Likely: Between 10 percent and 100 percent chance of occurrence in next year or has a recurrence interval of 10 years or less.

SEVERE WEATHER

Severe weather is generally any destructive weather event, but usually occurs in Yolo County as localized storms that bring heavy rain, hail, lightning, and strong winds.

Geographic Extent and Potential Magnitude

Severe Weather was rated as **Critical**: between 35-50 percent of the operational area affected for each jurisdiction by the Hazard Mitigation Steering Committee.

All areas in Yolo County are visited by severe summer and winter storms that can produce heavy rains, cyclonic winds, hail storms, fog severe heat and other significant short-term weather phenomenon. Although usually of short duration, the intensity of these meteorological events can severely impact people and critical infrastructure, threatening public safety and interrupting the normal flow of daily life.

As weather patterns are only marginally predictable, and long-term forecasting is still only marginally effective for specific area forecasts, the frequency to which Yolo County might be impacted can only be speculated upon. There exists sufficient historical data to conclude that severe weather will be an ongoing, periodic challenge for the county.

Strong or long-duration storms may result in various disruptions. Widespread or long-term utility (telephone, power, sewage) outages may occur. Buildings may be damaged or destroyed due to storm impact, especially involving conditions of high wind or severe hail. Major areas of impact may include:

- Injury to individuals and livestock caught in severe storm conditions and lacking adequate shelter
- Interruption of critical infrastructure systems due to damage and impact
- Disruption of traffic flows due to reduced visibility or roadway debris
- Damage to crops under cultivation at key time periods
- Economic losses due to closed businesses, delayed arrival/shipment of products, and power outages

The National Oceanic and Atmospheric Administration’s National Climatic Data Center (NCDC) has been tracking severe weather since 1950. Their Storm Events Database contains data on the following: all weather events from the database which currently contains data from 2000 to 2012, as entered by NOAA's National Weather Service (NWS).

Additionally, the Steering Committee supplemented NCDC data with data from SHELDUS (Spatial Hazard Events and Losses Database for the United States). SHELDUS is a county-level data set for the United States that tracks 18 types of natural hazard events along with associated property and crop losses, injuries, and fatalities for the period 1960-2008. Produced by the Hazards Research Lab at the University of South Carolina, this database combines information from several sources (including the NCDC).

Table B-14 summarizes severe weather events that occurred in Yolo County. Only a few of the events actually resulted in state and federal disaster declarations. It is interesting to note that different data sources capture different events during the same time period, and often display different information specific to the same events. The Steering Committee recognized these inconsistencies; they still thought the importance of the data is relevant as it provides supporting documentation of the hazard, its extent and magnitude.

Table B-14 Severe Weather for Yolo County from 2005 to Present

Type	Area	Date of Event	Deaths	Injuries	Property Damage*	Crop Damage*
Heavy Rain	Yolo County	11/30/2012	0	0	unk	unk
Heavy Rain	Knights Landing	3/3/09	0	0	\$0	\$0

Type	Area	Date of Event	Deaths	Injuries	Property Damage*	Crop Damage*
Thunderstorm Wind	Woodland	4/24/09	0	0	\$7,000	\$0
Heavy Wind	Yolo County	1/4/08			\$4,869.57	\$0
Winter Weather	Yolo County	1/14/07	0	0	\$57,142.86	\$0
Severe Storm/Thunderstorm-Wind	Yolo County	4/8/05	0	0	\$15,000	\$0
Tornado	Yolo County	2/21/05	0	0	\$2,000	\$0
Tornado	Yolo County	3/20/05	0	0	\$1,000	\$0

Source: NCDC and SHEL DUS, Steering Committee *Losses are for all areas impacted by events

High Winds

Historical data indicates that there is no trend, or certain time period during a given year, for damaging high winds to occur in the State of California; however, high winds can accompany severe storms and thunderstorms in the State. For this reason, they are considered a risk factor.

Mobile homes, power lines, billboards, airplanes, vehicles, roofs and other structures have been damaged by severe winds. Due to the high incidence of damage to mobile homes, insurance companies have adopted policies, which require tie downs.

Previous Occurrences

4/8/2005

A strong wind gust associated with a passing thunderstorm caused damage to a residential roof, the doors to a barn, and a property fence within the City of Davis.

1/4/2008

A severe windstorm passed through much of Northern California bringing mass power outages, multiple downed trees and fences to the area. This storm resulted in the activation of the EOC in Yolo County. All of the cities and most unincorporated areas were impacted.

4/24/2009

Thunderstorms developed in the afternoon. One of these created a gustnado which passed through the Yolo County Fairgrounds and into a mobile home park, causing minor damage. No injuries were reported in spite of a large event going on at the fairgrounds when the storm passed through in the City of Woodland.

Extreme Heat

According to information provided by FEMA, extreme heat is defined as temperatures that hover 10 degrees or more above the average high temperature for the region and last for several weeks.

Heat kills by taxing the human body beyond its abilities. In a normal year, about 175 Americans succumb to the demands of summer heat. According to the National Weather Service (NWS), among natural hazards, only the cold of winter—not lightning, hurricanes, tornados, floods, or earthquakes—takes a greater toll. In the 40-year period from 1936

through 1975, nearly 20,000 people were killed in the United States by the effects of heat and solar radiation. In the heat wave of 1980, more than 1,250 people died.

Heat disorders generally have to do with a reduction or collapse of the body's ability to shed heat by circulatory changes and sweating or a chemical (salt) imbalance caused by too much sweating. When heat gain exceeds the level the body can remove, or when the body cannot compensate for fluids and salt lost through perspiration, the temperature of the body's inner core begins to rise and heat-related illness may develop. Elderly persons, small children, those on certain medications or drugs, and others with access and functional needs are particularly susceptible to heat reactions, especially during heat waves in areas where moderate climate usually prevails.

Heat emergencies are often slower to develop, taking several days of continuous, oppressive heat before a significant or quantifiable impact is seen. Heat waves do not strike victims immediately, but rather their cumulative effects slowly take the lives of vulnerable populations. Heat waves do not cause damage or elicit the immediate response of floods, fires, earthquakes, or other more "typical" disaster scenarios. While heat waves are obviously less dramatic, they are potentially more deadly. According to the 2010 California State Hazard Mitigation Plan, the worst single heat wave event in California occurred in Southern California in 1955, when an eight-day heat wave resulted in 946 deaths.

Previous Occurrences

7/29-31/2000

Excessive heat impacted the Sacramento and northern San Joaquin Valleys during the last few days of July. Temperatures reached and exceeded 100 degrees in many areas before peaking on the 31st at 104 degrees in Sacramento and Stockton and at 110 degrees in Redding. The Redding reading set a new daily maximum temperature record...breaking the previous mark of 108 degrees set in 1993.

9/20/2000

The daily high maximum temperature record was set in Sacramento when it reached 102 degrees...breaking the previous record of 101 degrees set in 1994.

7/1-31/2005

July 2005 set a new record for heat in Sacramento. The average temperature in Sacramento was 81.8 degrees for the month. This was the hottest average temperature ever recorded in Sacramento. The old record was 81.6 degrees set in July 2003. In addition, the average low temperature for the month of July was 65.2 degrees...breaking the old record of 65.1 degrees set in July 2003. However...the average high temperature record was not broken. The average for July 2005 was 98.4 degrees, which is well below the record average high of 99.6 degrees set in 1988.

8/12/2005

A new record was set for the most consecutive days above 60 degrees in Sacramento. The temperature dipped to 59 degrees in Downtown Sacramento on the morning of July 10th then remained above 60 degrees until the morning of August 13th when it dropped to 57 degrees. This is a new record of 33 consecutive days above 60 degrees. The old record was 29 consecutive days, set in July-August 2003.

Freeze

Extreme cold often accompanies a winter storm or is left in its wake. It is most likely to occur in the winter months of December, January, and February. Prolonged exposure to the cold can cause frostbite or hypothermia and can become life-threatening. Infants and the elderly are most susceptible. Pipes may freeze and burst in homes or buildings that are poorly insulated or without heat. Extreme cold can disrupt or impair communications facilities. Extreme cold can also affect the crops grown in Yolo County.

Previous Occurrences

8/30/2000

The daily low maximum temperature records were broken at Sacramento and Stockton. The Sacramento maximum temperature only reached 68 degrees which broke the previous record of 75 degrees set in 1966. The Stockton maximum temperature reached only 75 degrees which broke the previous record of 77 degrees, also set in 1966.

12/6/2005

Morning temperatures dropped into the 20s across the Sacramento and Northern San Joaquin Valleys. A new record low temperature was set in Stockton and the record low temperature was tied in Sacramento. The temperature at the Stockton Airport dropped to 26 degrees, which broke the old record of 29 degrees set in 1960. This also tied the record low recorded at the old Stockton City station which was set in 1912. The temperature at Sacramento Executive Airport (SAC) dropped to 28 degrees, which tied the record set in 1980. The temperature at the Downtown Sacramento station (DTS) was 34 degrees, which was not close to breaking the record of 29 degrees set in 1891.

Fog

Fog is a collection of water droplets or ice crystals suspended in the air at or near the Earth's surface. Fog results from air being cooled to the point where it can no longer hold all of the water vapor it contains. Fog can form in a number of ways, depending on how the cooling that caused the condensation occurred. The most common types in Sacramento County are radiation and advection fog.

Previous Occurrences

1/3/2001

Dense fog affected morning travel between the Central Sacramento Valley and the Northern San Joaquin Valley. The Delta was also affected. The California Highway Patrol escorted travelers through Sacramento and Yolo Counties where visibilities lowered to 200 feet. They also reported that the combination of high speeds and dense fog tripled the average amount of minor accidents during the morning commute. Nearly one-third of the commercial flights originating from the Sacramento International Airport were cancelled

Based on input from the Steering Committee, the occurrence of severe fog in Yolo County is seasonal.

Tornado

Tornadoes are another severe weather hazard that can affect the Yolo County area, primarily during the rainy season in the late fall and early spring. Tornadoes form when cool, dry air sits on top of warm, moist air. Tornadoes are rotating columns of air marked by a funnel-shaped downward extension of a cumulonimbus cloud whirling at destructive

speeds of up to 300 mph, usually accompanying a thunderstorm. Tornadoes are the most powerful storms that exist. They can have the same pressure differential across a path only 300 yards wide or less as 300 mile wide hurricanes.

Tornadoes can cause damage to property and loss of life. While most tornado damage is caused by violent winds, the majority of injuries and deaths generally result from flying debris. Property damage can include damage to buildings, fallen trees and power lines, broken gas lines, broken sewer and water mains, and the outbreak of fires. Agricultural crops and industries may also be damaged or destroyed. Access roads and streets may be blocked by debris, delaying necessary emergency response.

According to the National Weather Service, Sacramento Office, compared to the area east of the Rocky Mountains, tornado occurrence over the western United States is much less frequent. However, climatological studies reveal certain subregions throughout the west where there is a significant increase in tornado occurrence. Two of the regions are in California: the Los Angeles area, and the Central Valley of California comprising the Sacramento and San Joaquin Valleys.

Previous Occurrences

2/21/2005

Brief touchdown in the Southport neighborhood of West Sacramento. Primarily tree and fence damage, though other minor damage from flying debris was noted.

Brief funnel cloud noted by spotter in Zamora.

3/20/2005

Tornado traveled through an agricultural area. Damage was caused to a property fence and to a grove of almond trees in Dunnigan.

Severe Storms/Rain

Heavy rains and severe storms occur in Yolo County primarily during the late fall, winter, and spring (i.e., November through April). Damaging winds often accompany winter storm systems moving through the area. According to the Steering Committee, short-term, heavy storms can cause both widespread flooding as well as extensive localized drainage issues. In addition to the flooding that often occurs during these storms, strong winds, when combined with saturated ground conditions, can down very mature trees.

According to the Western Regional Climate Center, the highest average precipitation amount from 1906 to 2012 is 3.92 inches and usually occurs in January. This information was collected from the Woodland Weather Station for its location in the county.

Previous Occurrences

A series of powerful winter storms brought heavy rainfall and severe winter weather to Northern California during the following years since the last plan update, 2005, 2006, 2007, 2009 and 2012. The 2006 storm received a Presidential Disaster Declaration.

Probability of Future Occurrences

The probability of future severe weather events in Yolo County is **Highly Likely**: Near 100 percent chance of occurrence next year or happens every year.

VOLCANIC ACTIVITY

Geographic Extent and Potential Magnitude

Volcanic Activity was rated as Catastrophic: more than 50 percent of the operational area affected for each jurisdiction by the Hazard Mitigation Steering Committee.

Volcanic eruptions are characterized by a number of different behaviors. Some eruptions involve the slow and non-violent release of molten lava from fissures in the ground over a hot spot in the earth's mantle. Other eruptions are more radical, resulting in the explosive release of molten rock (tephra), ash, and toxic gases. Additional eruptive traits include area seismic activity, lava bombs, landslides, subsidence, peculiar localized weather phenomenon, and plume dominated columns that can project debris for hundreds of miles.

Previous Occurrences

There is a history of ancient volcanic action in the State of California; however, the risk is not considered significant within the State's geographic area. Volcanic activity surrounding the State of California could potentially cause some ash fall over portions of the State. However this is predicted to cause little or no damage or significant disruptions.

Certain areas of California are recognized as being at risk from potential volcanic eruptions. There are two such areas that could affect Yolo County. The closest is the Mt. Konocti/Clear Lake area. The second site is within the Mt. Shasta/Mt. Lassen/Medicine Lake areas, located several hundred miles north/northeast of Yolo County.

Although each of the aforementioned volcanic sites is considered dormant, each is capable of producing eruptive activity, including devastating explosive behavior. Historically, each of these volcanoes has been active within recorded human experience, with Lassen Peak being the most recent in the early 20th Century. Although volcanic activity is extraordinarily destructive and disruptive, methods exist for monitoring volcanic sites that provide adequate early warning of potential eruptions.

The following Forum Report was made available to the Hazard Mitigation Steering Committee on volcanic hazard risks in California from the California Bureau of Mines and Geology:

Volcanic Hazards

The most likely volcanic hazard for California is an eruption from the Mono Craters area near Mono Lake in Eastern California. Small eruptions from these volcanoes have sent ash into California as recently as about 260 years ago. Other volcanoes that could deposit ash in California include Mount Lassen, Mount Shasta and the Long Valley Caldera in California and volcanoes in the Cascade Mountains in Oregon.

The biggest threat for California from eruptions in California and Oregon is damage to flying aircraft. Ash from eruptions in California or Oregon is not likely to cause long-term problems in California, because the ash deposits are likely to be thin, typically only a few inches thick at most.

A massive eruption from the Long Valley Caldera near Mammoth Lakes, California over 700,000 years ago devastated a considerable area. Air-fall ash from these eruptions did collect as thick piles of ash in parts of California, and some of the ash may have been hot enough or thick enough to devastate the landscape locally. Scientists would expect to see

strong indications from seismographs before another eruption of this magnitude. The U.S. Geological Survey continues to monitor the area around Mammoth Lakes, and will issue warnings prior to any subsurface changes that could precede a major eruption.

Probability of Future Occurrences

Mt. Konocti

If an eruption involved Mt. Konocti, Yolo County could suffer from the release of large amounts of tephra (ash and larger particles). The tephra, even in depths of as little as 5 mm, could disrupt communications, transportation, and affect breathing. Clear Lake could also suffer from seiches, which could overflow down Cache Creek, resulting in flooding. Large areas downwind of the eruption would be disrupted for years to come.

Mt. Lassen/Mt. Shasta/Medicine Lake

It is more likely that an eruption could occur in the Mt. Lassen / Mt. Shasta / Medicine Lake area. Prevailing winds would tend to bring tephra down the Sacramento Valley to Yolo County. Pyroclastic and debris flows from Mt. Shasta could impact the Sacramento River, either through damming and/or melting of snow. This could result in the Sacramento River flowing outside its banks.

The probability of future occurrences is Unlikely: less than 1 percent chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.

WILDFIRE

Fire is of concern to the county, not only for its destructive tendencies, but also because of the potentially dangerous smoke produced. Fires can occur as a result of system failure (downed power lines), human action (arson), natural occurrence (lightning strike), accidental (i.e. hazardous materials, motor vehicle accident, industrial explosion, etc.).

During the fire season, generally July through September, Yolo County and its municipalities are called upon to fight a large number of vegetation fires, especially along the major highways and railways that are interspersed throughout the county. Generally, most of the fires do not damage structures, however, fires that are fanned by hot north winds, during extremely low humidity and fed by brittle, dry grass and vegetation can quickly get out-of-hand and threaten nearby structures and facilities. The interface of residential and business development near highways that have dry, un-mowed vegetation along medians and shoulders are especially vulnerable.

Geographic Extent and Potential Magnitude

Fires were rated by the Hazard Mitigation Steering Committee as Critical: between 35-50 percent of the operational area affected for each jurisdiction by the Hazard Mitigation Steering Committee.

Wildland fire danger varies throughout Yolo County. The County is characterized by relatively level valley floor landscapes to the south and east; this lack of topography and complex fuels leads to very little severe fire behavior. In the increasingly hilly landscapes rising to the north and west, the rugged topography creates a landscape where fires can spread rapidly upslope and access for suppression equipment is limited.

To quantify the potential risk from wildland fires, the California Department of Forestry

(Cal Fire) has developed a Fire Hazard Severity Scale which uses three criteria in order to evaluate and designate potential fire hazards in wildland areas. The criteria are fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). According to Cal Fire maps for Yolo County, the western portion of the county, west of Esparto and Winters, is designated as a Very High Fire Severity Zone (VHFSZ), as shown in Figure B-15 and B-16. The VHFSZ in Yolo County is in a State Responsibility Area (SRA), meaning that fire suppression is under the control of the State Department of Forestry and Fire protection (Cal Fire).

The County and its municipalities do fight a large number of vegetation fires, particularly during the summer. These fires tend to occur along major highways and railroads, and usually do not damage structures. However, fires can be exacerbated by hot north winds during periods of extremely low humidity. In addition, if they are fed by dry grass and vegetation they can easily grow out of control. Wildland fires can damage structures and facilities, and the County must be prepared for protection from dangerous wildland fires, especially where urban and non-urban landscapes meet.

Yolo County is located in the Sonoma-Lake-Napa Unit (LNU) is one of twenty one (21) California Department of Forestry and Fire Protection (CAL FIRE) administrative units. The Unit was created in 1996 with a merger of the then Sonoma Ranger Unit, and the Lake-Napa Unit. It is comprised of the six counties of Sonoma, Lake, Napa, Yolo, Colusa, and Solano. LNU has primary responsibility for more than 2.3 million acres of CAL FIRE Direct Protection Area (DPA) lands, more than any other unit. It has the third largest population living within CAL FIRE DPA, and ranks the third in average number of annual fires.

The Unit is divided into four divisions and ten field battalions. The boundaries of Sonoma County define the West Division with four battalions. The South Division is defined by Napa County and has three battalions. The North Division encompasses Lake County and has two battalions. The East Division consists of Yolo, Solano, and Colusa Counties and has two battalions.

Fuels

There are a wide range of fuels in the East Division. Fuels range from agricultural farmland (wheat, safflower, cut stubble), annual grasses, oak woodland, 15 – 50 year old chaparral, large stands of decadent brush and timber in the higher elevations of the battalion. Due to aggressive fire suppression tactics and lack of aggressive wildland fuels management, both the vertical arrangement and horizontal continuity of fuels, have and will promote rapid fire growth. These same conditions will also hinder conventional fire suppression tactics. Critical concerns are when the chaparral dead-to-live ratio exceeds 50%, and live fuel moisture approaches 60% in late Summer and early Fall. 10 hour fuel moistures average from 4-7, dropping to 3 quite often.

Weather

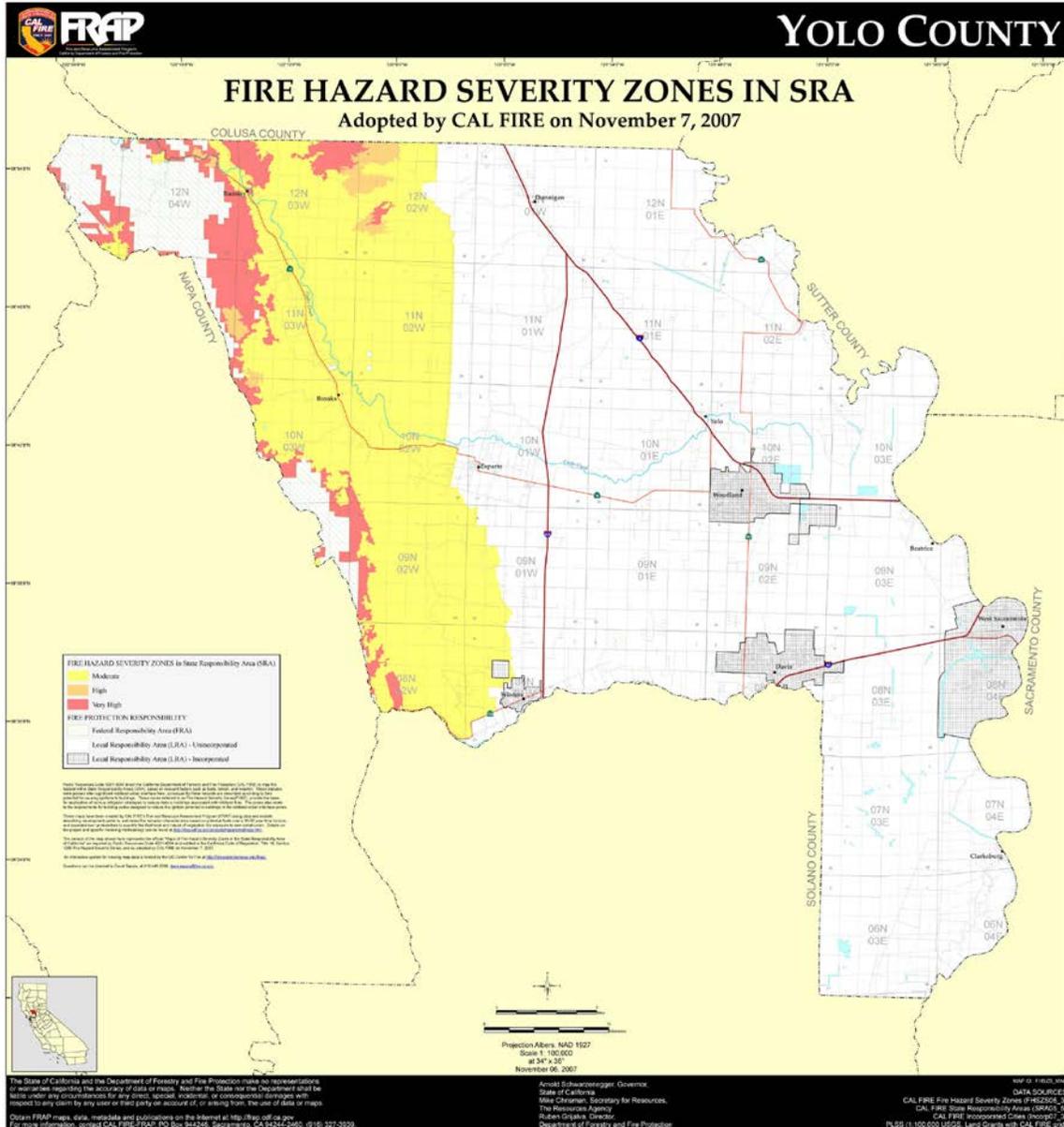
The weather is generally warm and dry during the day with a slight relative humidity recovery at night. If a critical weather pattern exists such as a Foehn North Wind, or a cold front passage, the daily diurnal weather variation will be subdued. If these critical weather patterns align with the topography, expect extreme rates of spread, especially along exposed ridges and through constricted areas. Peak summer day temperatures are generally 95°-105°F, cooling to 50°-60°F at night, with relative humidity ranging between 20% – 35% or less. Gradient winds are generally out of the N/NW 5-10 mph, strengthening

in the afternoon with a 10-15 mph wind in the late afternoon diminishing by dark. Strong evening (2100- 0200) winds do occur occasionally in the Capay Valley with normal winds (down slope/down valley) after dark as the flow reverses. There is a Remote Automated Weather Station (Brooks RAWS) located at Brooks Fire Station. The station gives a good indication of current weather conditions. It can be accessed at <http://raws.wrh.noaa.gov/roman/>.

Topography

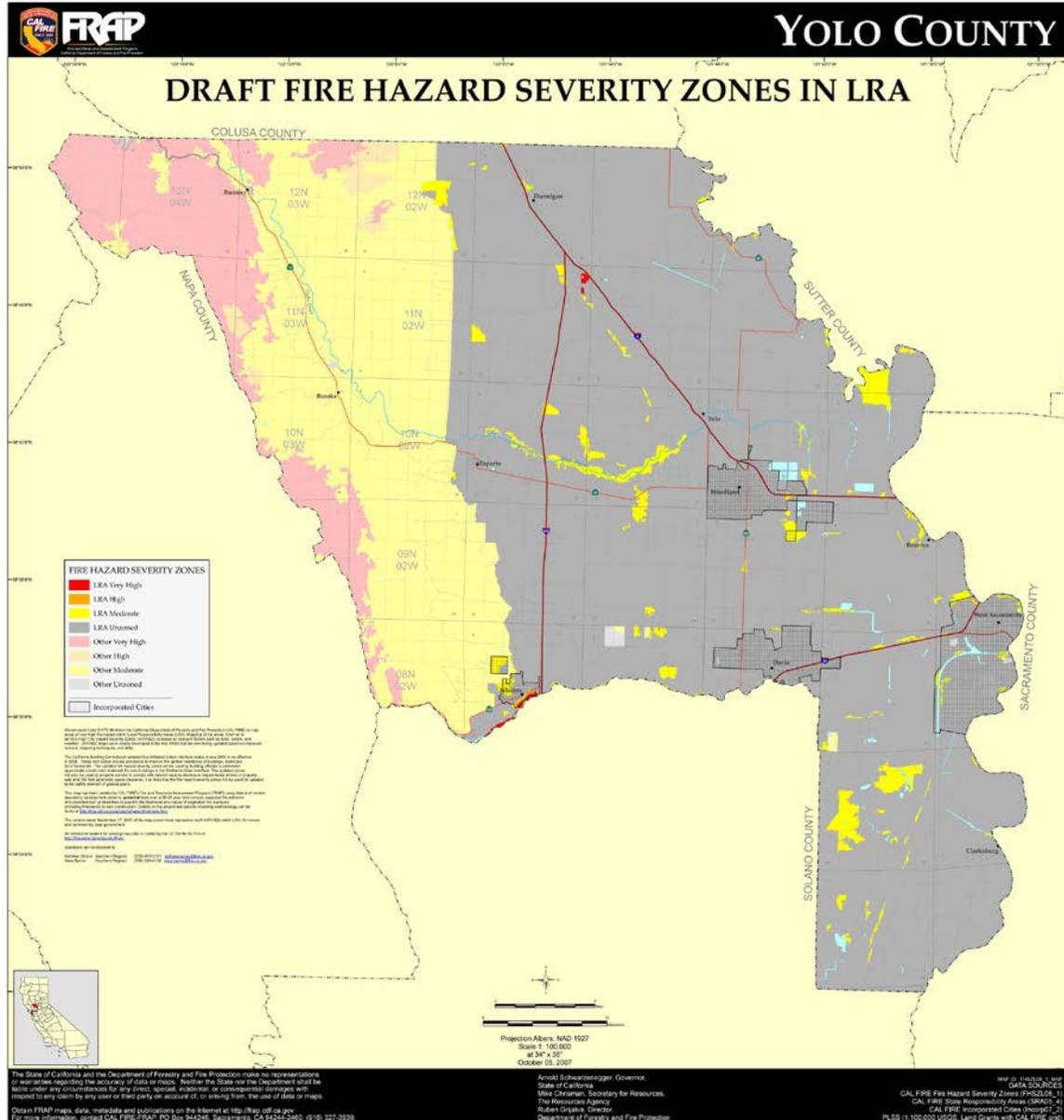
Elevation within the East Division ranges from 250' to 3000' with slopes ranging from 0 – 80%. There are two dominate North/South orientated ridges; Blue Ridge, running from the Yolo/Solano county line north to Rumsey Canyon and Walker Ridge, running from Hwy 20 to central Colusa county. These main ridges keep the coastal influence weather from being a factor. There are also two smaller ridges that can play a significant role to fire spread; Capay Hills and Cortina Ridge. Farmlands, ranches, rural and major roads along with other manmade features provide a network of barriers that will need to be connected to create an effective fire line. Capay Valley and Bear Valley are wide valleys that provide the opportunity for wind to be funneled even under local wind conditions; this situation will be compounded during critical weather conditions.

Figure B-15 Yolo County Cal Fire, Fire Severity Zone Map
State Responsibility Area (SRA)



Source: Cal Fire at http://www.fire.ca.gov/fire_prevention/fhsz_maps_yolo.php

Figure B-16 Yolo County Cal Fire, Fire Severity Zone Map
Local Responsibility Area (LRA)



Source: Cal Fire at http://www.fire.ca.gov/fire_prevention/fhsz_maps_yolo.php

Previous Occurrences

Most wildland fires in Yolo County are quickly contained due to rapid reporting and response, but if this first effort fails, a wild fire can get very big very fast. Such fires can require extensive firebreaks and/or a weather change for containment.

There have been many large and destructive fires in the past in the East Division. Many of the fires have occurred along the Highway 16 corridor through Rumsey Canyon two of which occurred as recent as the summer/fall of 2012. In recent years these fires have diminished due to local arson arrests. Because of poor access, steep slopes and strong North

winds, these fires have burned more than 40,000 acres. Large fires in Yolo County are listed in Table B-17.

Table B-17 Large Fires in Yolo County

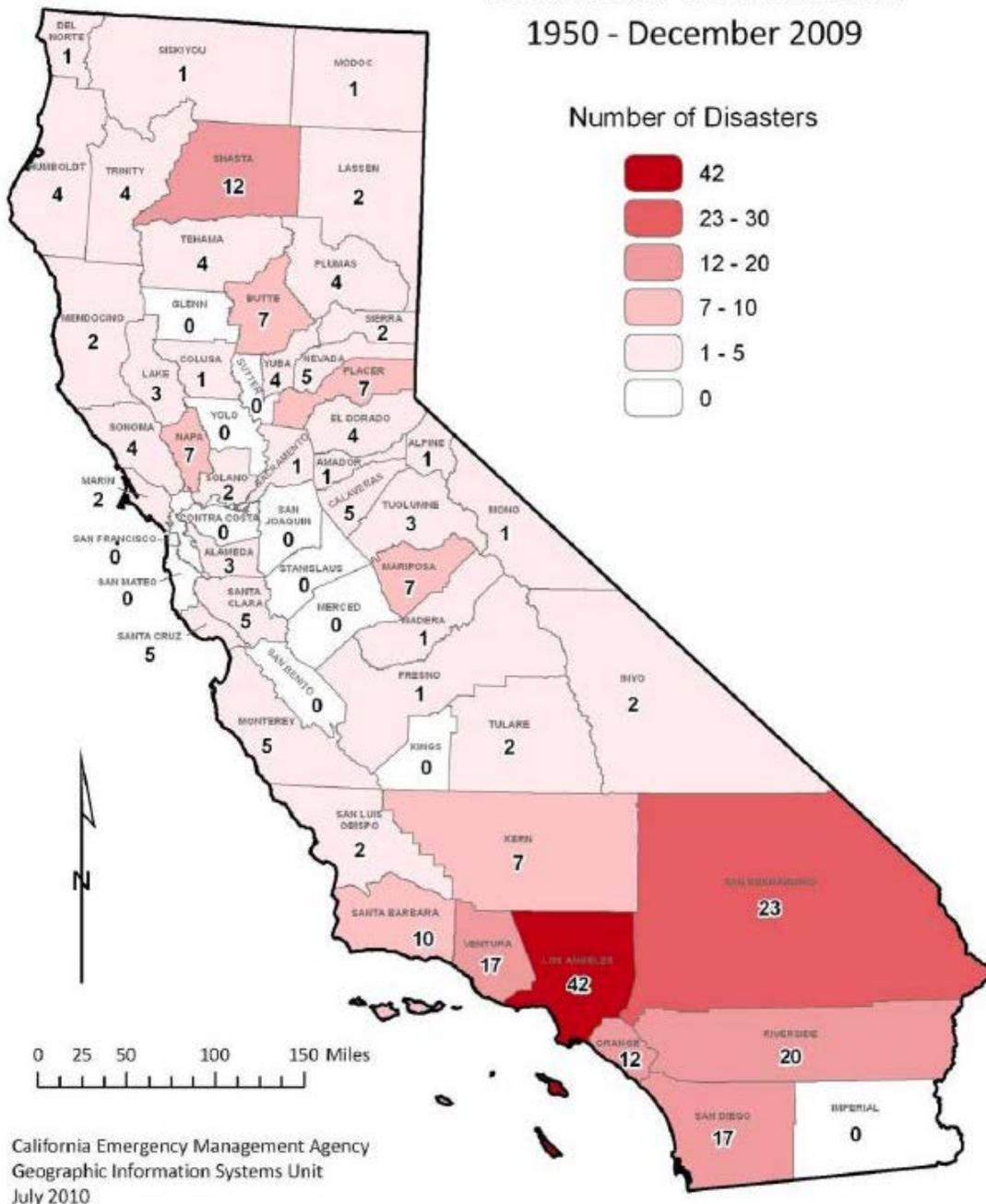
Large Fires in Yolo County Since 2005 (300 acres or greater)			
Fire Name	Acres Burned	Date	Structures Destroyed
Forest	520	7/24/12	unk
Sixteen Complex	17,944 (most of which was in Colusa County)	9/4/12	
Rumsey	716	6/29/09	3
Six	1,235	10/1/09	0
Braye	450	5/18/07	0
Hwy 128	400	8/14/07	1
82	500	9/22/06	0
Rumsey Fire	39,138	6/6/05	5
Rumsey Series #3	301	10/11/05	0

Source: Cal Fire

The most notable recent fire in Yolo County was in October 2006 when 11,000 acres of rangeland, destroyed three houses and six vehicles, and damaged three to four houses plus 15 barns and outbuildings. More than 300 animals, mainly sheep, had to be put down as a result of injuries suffered when the fire roared across their pasture. The total animal death toll is estimated to top 500. No human lives were lost. High winds blew a fire west of Capay near County Road 82B and Highway 16 to about 1,000 acres before it was contained. There were two other fires, near Interstate 505 and County Roads 12A and 14, that merged together and grew to 10,000 acres before being contained to the south at Cache Creek.

Figure B-18 shows State and Federal Fire Disaster Declarations. There have been none in Yolo County from 1950 to 2009.

**Figure B-18 Declared Fires and California
State and Federal
Declared Fire Disasters
1950 - December 2009**



Probability of Future Occurrences

The probability of future wildland fires in Yolo County is **Highly Likely**: Near 100 percent chance of occurrence next year or happens every year. From May to October of each year,

Yolo County faces a wildfire threat. Fires will continue to occur on an annual basis in the County.

Hazard Profile Summary by Jurisdiction

Table B-19 below summarizes the results of the hazard identification and hazard profile for Yolo County based on the hazard identification data and input from the Steering Committee. For each hazard profiled in Element B, this table includes the probability of future occurrence and whether the hazard is considered a priority hazard for Yolo County.

Table B-19 Priority Natural Hazards in Yolo County

Hazard	Probability of Future Occurrence	Priority Hazard
Dam Failure	Unlikely	No
Drought	Likely	Yes
Earthquakes	Occasional	Yes
Flooding	Likely	Yes
Severe Weather	Highly Likely	Yes
Volcanic Activity	Unlikely	No
Wildfire	Highly Likely	Yes

Source: Hazard Mitigation Steering Committee

B.3. VULNERABILITY ASSESSMENT

§201.6(c)(2)(ii) [The risk assessment shall include a] description of the jurisdiction's vulnerability to the hazards described in paragraph (c)(2)(i) of this section. This description shall include an overall summary of each hazard and its impact on the community. All plans approved after October 1, 2008 must also address NFIP insured structures that have been repetitively damaged by floods.

§201.6(c)(2)(ii)(A) (A) The types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas;

§201.6(c)(2)(ii)(B) (B) An estimate of the potential dollar losses to vulnerable structures identified in ... this section and a description of the methodology used to prepare the estimate.

§201.6(c)(2)(ii)(C) Providing a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.

Methodology

The vulnerability assessment further defines and quantifies populations, buildings, critical facilities, and other community assets at risk to natural hazards. The vulnerability assessment for this plan followed the methodology described in the FEMA 386-2, *Understanding Your Risks – Identifying Hazards and Estimating Losses* (2012).

The vulnerability assessment was conducted based on the best available data and the significance of the hazard. Data to support the vulnerability assessment was collected from the following sources:

- County and jurisdictional GIS data (hazards, base layers, and other government data)
- Statewide GIS datasets compiled by Cal EMA to support mitigation planning
- FEMA's HAZUS loss estimation software
- Written descriptions of assets and risks provided by participating jurisdictions
- Existing plans and reports
- Personal interviews with jurisdictional representatives and other stakeholders

The vulnerability assessment first describes the assets at risk in Yolo County, including the total exposure of people and property; critical facilities and infrastructure; natural, cultural, and historic resources; and economic assets.

Assets at Risk

This section assesses the population, structures, critical facilities and infrastructure, and other important assets in Yolo County at risk to natural hazards.

Total Exposure to Hazards

The following data from the Yolo County Assessor's Office is based on the secured roll data for 2012. This data should only be used as a guideline to overall values in the County, as the information has some limitations. The most significant limitation is created by Proposition 13. Instead of adjusting property values annually, the values are not adjusted or assessed at fair market value until a property transfer occurs. As a result, overall value information is

most likely low and does not reflect current market value of properties within the County.

Table B-20 shows the total population, number of structures, and assessed value of improvements to parcels by jurisdiction. Land values have been purposely excluded because land remains following disasters, and subsequent market devaluations are frequently short term and difficult to quantify. Additionally, state and federal disaster assistance programs generally do not address loss of land or its associated value.

The greatest exposure of people and property are concentrated in the incorporated cities, though significant population and structures are spread out in the unincorporated areas of the county.

Table B-20 Total Exposure to Hazards

Jurisdiction	Exposed Population	Buildings	
		Number	Value
Yolo County Unincorporated Areas	24,355	10,751 parcels	\$1,383,763,564
City of Davis	65,622	16,298 parcels	\$4,386,696,639
City of West Sacramento	48,744	16,444 parcels	\$3,267,659,420
City of Winters	6,624	2,082 parcels	\$287,379,763
City of Woodland	55,468	15,551 parcels	\$3,218,266,476
Yocha Dehe Wintun Nation	36	9 parcels	\$28,105,600
Total	200,849	61,135	\$12,571,871,462

Source: Yolo County GIS, Assessor Roll

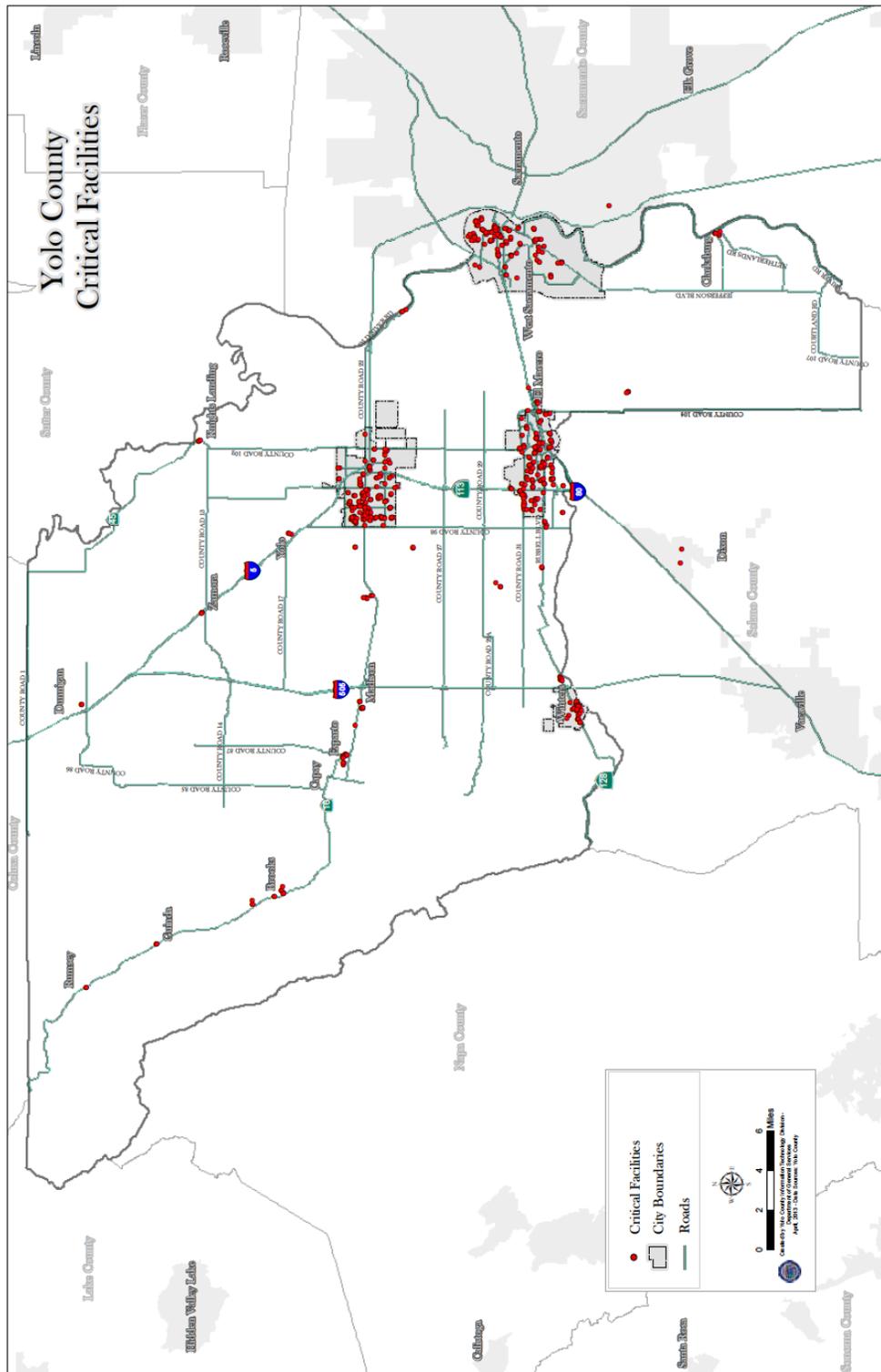
Critical Facilities and Infrastructure

A critical facility may be defined as one that is essential in providing utility or direction either during the response to an emergency or during the recovery operation. FEMA’s HAZUS loss estimation software uses the following three categories of critical assets (Essential Facilities, High Potential Loss Facilities and Transportation and Lifelines). Essential facilities are those that if damaged would have devastating impacts on disaster response and/or recovery. High potential loss facilities are those that would have a high loss or impact on the community. Transportation and lifeline facilities are a third category of critical assets.

The Yolo County Office of Emergency Services maintains a listing of Critical Facilities in Yolo County (including the participating jurisdictions) and the list is categorized according to FEMA’s critical facility definition. Additionally, the Community Profiles list the Critical Facilities specific to that jurisdiction. Figure B-21 shows the Essential Facilities in Yolo County.

Essential Facilities	High Potential Loss Facilities	Transportation and Lifelines
<ul style="list-style-type: none">• Hospitals and other Medical Facilities• Police Stations• Fire Stations• Emergency Operation Centers	<ul style="list-style-type: none">• Power Plants• Dams/levees• Military installations• Hazardous Material Sites• Schools• Shelters• Day Care Centers• Nursing Homes• Main Government Buildings	<ul style="list-style-type: none">• Highways, Bridges and Tunnels• Railroads and Facilities• Bus Facilities• Airports• Water Treatment Facilities• Natural Gas Facilities and Pipelines• Oil Facilities and Pipelines

Figure B-21 Essential Facilities in Yolo County



HAZUS Building Inventory

In terms of building construction types found in the region, wood frame construction makes up 84% of the building inventory per the HAZUS analysis which is attached to this plan. The remaining percentage is distributed between the other general building types.

Critical Facility Inventory

HAZUS breaks critical facilities into two (2) groups: essential facilities and high potential loss facilities (HPL). Essential facilities include hospitals, medical clinics, schools, fire stations, police stations and emergency operations facilities. High potential loss facilities include dams, levees, military installations, nuclear power plants and hazardous material sites.

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 151 beds. There are 83 schools, 20 fire stations, 5 police stations and 1 emergency operation facilities (0 listed in HAZUS run but we know the County EOC exists.) With respect to high potential loss facilities (HPL), there are 7 dams identified within the region. Of these, 2 of the dams are classified as 'high hazard'. The inventory also includes 24 hazardous material sites, 0 military installations and 0 nuclear power plants.

Transportation and Lifeline Inventory

Within HAZUS, the lifeline inventory is divided between transportation and utility lifeline systems. There are seven (7) transportation systems that include highways, railways, light rail, bus, ports, ferry and airports. There are six (6) utility systems that include potable water, wastewater, natural gas, crude & refined oil, electric power and communications. The lifeline inventory data are provided in tables B-22 and B-23.

The total value of the lifeline inventory is over 4,422.00 (millions of dollars). This inventory includes over 458 kilometers of highways, 253 bridges, 5,946 kilometers of pipes.

Other facilities in the county, such as locations that hold musical concerts, sporting events, and other events that attract large numbers of people, may also be at higher risk due to concentrations of population. These include, but are not limited to, the Yolo County Fairgrounds, the Cache Creek Casino and Resort, Raley Field, University of California, Davis, high school campuses and county or city parks. Other critical facilities unique to the county, tribe and cities are located in their respective Community Profile documents (attached).

More detailed information on damage and impact to the community as well as the overall summary of the community's vulnerability including the participating jurisdictions is located later in this section of the plan.

Figure B-22 HAZUS Transportation System Lifeline Inventory

System	Component	# Locations/ # Segments	Replacement value (millions of dollars)
Highway	Bridges	253	827.90
	Segments	206	2,571.70
	Tunnels	0	0.00
		Subtotal	3,399.60
Railways	Bridges	8	0.80
	Facilities	5	13.30
	Segments	49	125.50
	Tunnels	0	0.00
		Subtotal	139.60
Light Rail	Bridges	0	0.00
	Facilities	0	0.00
	Segments	0	0.00
	Tunnels	0	0.00
		Subtotal	0.00
Bus	Facilities	6	7.70
		Subtotal	7.70
Ferry	Facilities	0	0.00
		Subtotal	0.00
Port	Facilities	14	28.00
		Subtotal	28.00
Airport	Facilities	4	42.60
	Runways	4	151.90
		Subtotal	194.50
		Total	3,769.40

SOURCE HAZUS, 2012

Figure B-23 HAZUS Utility System Lifeline Inventory

System	Component	# Locations / Segments	Replacement value (millions of dollars)
Potable Water	Distribution Lines	NA	59.50
	Facilities	0	0.00
	Pipelines	0	0.00
		Subtotal	
Waste Water	Distribution Lines	NA	35.70
	Facilities	5	392.90
	Pipelines	0	0.00
		Subtotal	
Natural Gas	Distribution Lines	NA	23.80
	Facilities	0	0.00
	Pipelines	0	0.00
		Subtotal	
Oil Systems	Facilities	0	0.00
	Pipelines	0	0.00
		Subtotal	
Electrical Power	Facilities	2	259.60
		Subtotal	
Communication	Facilities	7	0.80
		Subtotal	
		Total	772.30

SOURCE: HAZUS, 2012

Natural, Historical and Cultural Resources

Assessing Yolo County’s vulnerability to disaster also involves inventorying the natural, historical, and cultural assets of the area. This step is important for the following reasons:

- The community may decide that these types of resources warrant a greater degree of protection due to their unique and irreplaceable nature and contribution to the overall economy.
- In the event of a disaster, an accurate inventory of natural, historical and cultural resources allows for more prudent care in the disaster’s immediate aftermath when the potential for additional impacts is higher.
- The rules for reconstruction, restoration, rehabilitation, and/or replacement are often different for these types of designated resources.
- Natural resources can have beneficial functions that reduce the impacts of natural hazards, for example, wetlands and riparian habitat which help absorb and attenuate floodwaters and thus support overall mitigation objectives.

Natural Resources

The Yolo Bypass Wildlife Area (Wildlife Area) is 16,770 acres of managed wildlife habitat and agricultural land located within the southern floodway of the Yolo Bypass. A portion of the Wildlife Area spans Interstate 80 adjacent to the Yolo Causeway, between the cities of Davis and West Sacramento. The Wildlife Area is a public and private restoration project managed by the California Department of Fish and Game



(DFG) in consultation with the Yolo Basin Foundation. In 1997, the U.S. Army Corps of Engineers restored wetlands and associated habitats within the Wildlife Area. This project, originally named the Yolo Basin Wetlands, was renamed the Vic Fazio Yolo Wildlife Area. The entire wildlife area, however, is officially named the Yolo Bypass Wildlife Area.

The Blue Ridge Berryessa area consists of 785,000 acres along the spine of the western Blue Ridge Mountains in the northwestern part of Yolo County, and includes portions of Colusa, Solano, Napa and Lake Counties. The area remains primarily in private ownership and is not subject to State or federal management. The Blue Ridge Berryessa Natural Area Conservation Partnership (BRBNACP) is a collaboration involving various private land owners; businesses; local, state, and federal agencies; non-profit organizations; and supporters working to protect and enhance the 600,000 acre BRNBA. To date, 50,000 acres have been conserved through easements and purchases.

The lower Cache Creek planning area includes over 28,000 acres of land with state designated mineral resources, which includes about 18,250 acres of known “significant” deposits (designated on the Land Use Map with the MRZ Overlay). Within the Cache Creek planning area the County has designated an Open Space area of about 5,000 primarily privately owned acres which fall under the management guidance and regulation of the Cache Creek Resources Management Plan (CCRMP). As a by-product of permitted aggregate mining within the Cache Creek planning area there is an increasing acreage of dedicated land transferring into public ownership. Public access to these areas is anticipated to increase over time pursuant to the CCRMP. The CCRMP is a component of the Cache Creek Area Plan (CCAP), which is an adopted part of the county’s General Plan. The focus of the CCAP is groundwater protection, agricultural preservation, restoration of Cache Creek, and limitation and regulation of mining.

The Cache Creek Wild and Scenic River Area includes 31 miles of upper Cache Creek in Lake and Yolo counties that were added to the State Wild and Scenic Rivers System in 2005. Designation of the upper reaches of the Creek as “wild and scenic” supports the creek’s scenic, recreational, wildlife, and fishery values and precludes new dams and water diversions.

The federal government owns 30,225 acres and the State of California owns 17,257 acres of land in unincorporated Yolo County managed for open space purposes. Each of the four Yolo County cities also own public open space, mostly in the form of parkland within their boundaries. Notably, the City of Davis has acquired open space lands in a number of locations around its edge, and a number of open space areas are owned and managed by the University of California.

While nearly entirely altered from its native condition, agricultural lands in Yolo County continue to represent an important landscape for numerous wildlife species. Raptors, waterfowl and other water birds, a variety of songbirds, and small mammals use agricultural fields for nesting and foraging; but to large extent, the enhanced value of agricultural habitats in Yolo County is due to the integration of natural communities within the agricultural landscape. Adjacent riparian corridors, roadside trees, windbreaks, woodlots, isolated trees, and field borders provide important nesting, roosting, and cover habitat for many local and migratory species that also use the agricultural fields as foraging habitat. The retention of these adjacent habitats has greatly enhanced the wildlife value of agricultural habitats in Yolo County and their continued retention and restoration is essential in maintaining this value over time.

Approximately 21 percent of the county can be defined as natural lands. These include native oak woodlands, prairie grasslands, and chaparral communities in the western mountains and foothills, riparian woodlands, native and restored wetland communities, and remnant valley oak groves and valley oak trees on the valley floor.

Wetlands

Wetlands include permanent marsh communities that are inundated all or most of the year, and seasonal wetlands that are inundated only a part of the year, typically during winter and spring. Native seasonal wetlands are uncommon in Yolo County and include several remaining patches of alkali sink between Davis and Woodland, and vernal pools associated with the prairie grasslands near Winters. Most seasonal wetlands in Yolo County are restored and managed to provide habitat for wintering waterfowl. Significant areas of seasonal wetland and marsh communities are found primarily in the Yolo Basin, including the Yolo Bypass Wildlife Area, private lands in the southern panhandle, the Conaway Ranch north of Interstate 80, and the City of Davis Wetlands. Additional wetland habitats are found at the recently restored Roosevelt Ranch Preserve east of Zamora and in several other isolated locations throughout the central and eastern portions of the county.

Wetlands are among the most productive wildlife habitats, supporting many species of birds, mammals, reptiles, and amphibians. The presence of wetlands also enhances the biological value of the surrounding landscape because many species that find nesting and cover habitat in wetlands may forage more widely in agricultural or grassland habitats. Marsh communities, including non-tidal freshwater emergent wetland, tidal freshwater emergent wetland, and tidal perennial aquatic wetland provide nesting and cover habitat for many wetland- and aquatic-associated species. Seasonal wetlands provide important habitat for wintering waterfowl and other water birds; and during the dry summer and fall, seasonal wetlands are used by numerous raptor and songbird species.

Riparian

Riparian refers to streamside vegetation that occurs along rivers, creeks, and sloughs. In Yolo County, riparian woodland and shrub communities occur along several natural rivers, creeks, and sloughs and constructed water delivery canals in the county, including Sacramento River, Putah Creek, Cache Creek, Oat Creek, Bird Creek, Buckeye Creek, Willow Slough, Dry Slough, Elk Slough, Sutter Slough, Tule Canal, Deep Water Ship Channel, and the Knights Landing Ridge Cut. Most of the creeks in the county drain the Interior Coast Ranges and flow west to east toward the Sacramento River basin. The sloughs are backwater drainages of the Sacramento River; and the canals were constructed for water delivery or transport purposes. The most significant riparian communities occur along Putah Creek and

Cache Creek. Both support relatively dense valley oak/cottonwood riparian forest and are significant wildlife movement corridors between the Interior Coast Ranges on the west and the Sacramento River basin on the east. Smaller creeks and sloughs also support significant remaining riparian corridors that interconnect the mountainous landscape on the west with the valley floor or extend north-south through the lower elevation agricultural landscape.

Riparian vegetation is also essential in maintaining the quality of in-stream habitat by providing shade, food, and nutrients. Downed trees, willow mats, and other vegetation scour pools, form logjams and dams, and provide important habitats for fish, aquatic reptiles and amphibians, and aquatic insects, those are listed below.

- Oak Woodlands/Chaparral
- Grassland Prairies/Valley Oak Savannah
- Remnant Oak Trees, Groves, and Tree Rows

Special-Status Species

Many special-status species (including state and federal threatened and endangered species, state species of special concern and fully protected species, and plants listed by the California Native Plant Society) occur or have potential to occur in Yolo County. These species are listed in Figure B-24. Special-status species occur throughout the county in all of the vegetation communities and habitats described above. However, while several species such as bald eagle, golden eagle, and Cooper's hawk are known to occur primarily in the mountainous regions on the western edge of the county, most are known to occur in the more disturbed agricultural landscape of the Central Valley.

As noted above, in many cases the retention of natural features within this landscape greatly enhances habitat conditions for species, such as the Swainson's hawk, that have successfully adapted to an agricultural landscape. Others continue to persist in smaller patches of suitable habitat, such as the state-threatened black rail, which has been detected in the wetlands on the Yolo Bypass Wildlife Area; and the western burrowing owl, which uses remaining grasslands, roadside edges, artificial berms, and some agricultural habitats. Some species have not been detected in the county for many years, such as the western yellow-billed cuckoo, due to limited habitat availability and quality. Preservation and restoration of suitable habitats for these species is key to their continued occurrence or reestablishment in Yolo County.

Figure B-24 Special Status Species in Yolo County

Species Common Name	Federal Listed	State Listed
PLANTS		
Palmate-bracted birdsbeak	E	E
Colusa grass	T	E
Crampton's tuctoria	E	E
CRUSTACEANS		
Conservancy fairy shrimp	E	-
Vernal pool fairy shrimp	T	-
Vernal pool tadpole shrimp	E	-
INSECTS		
Valley elderberry longhorn beetle	T	-
AMPHIBIANS		
California tiger salamander	E	SSC
Foothill yellow-legged frog	-	SSC
Western spadefoot	-	SSC
REPTILES		
Giant garter snake	T	T
Western pond turtle	-	SSC
BIRDS		
Bald eagle	T	E
Golden eagle	-	SSC
Swainson's hawk	-	T
White-tailed kite	-	FP
Northern harrier	-	SSC
Cooper's hawk	-	SSC
American peregrine falcon	-	E
Prairie falcon	-	SSC
California black rail	-	T
Greater sandhill crane	SC	T
Western snowy plover	T	SSC
Western yellow-billed cuckoo	SC	E
Black tern	-	SSC
Short-eared owl	-	SSC
Western burrowing owl	-	SSC
Loggerhead shrike	-	SSC
Bank swallow	-	T

Source: Yolo County General Plan, Conservation and Open Space Element

Figure B-24 Special Status Species in Yolo County, Cont'd.

Species Common Name	Federal Listed	State Listed
Purple martin	-	SSC
Tricolored blackbird	-	SSC
MAMMALS		
Western red bat		SSC
Townsend's western big-eared bat		SSC
Pallid bat		SSC
FISH		
Sacramento River Winter-run Chinook salmon	E	E
Delta smelt	T	T
Central Valley spring-run Chinook salmon	T	T
Central Valley steelhead	T	-

Notes: - = no listing.

Federal-Listed

E = listed as endangered under the federal Endangered Species Act.

T = listed as threatened under the federal Endangered Species Act.

SC = species of concern; species for which existing information indicates it may warrant listing but for which substantial biological information to support a proposed rule is lacking.

State-Listed

E = listed as endangered under the California Endangered Species Act.

T = listed as threatened under the California Endangered Species Act.

SSC = species of special concern in California.

FP = fully protected.

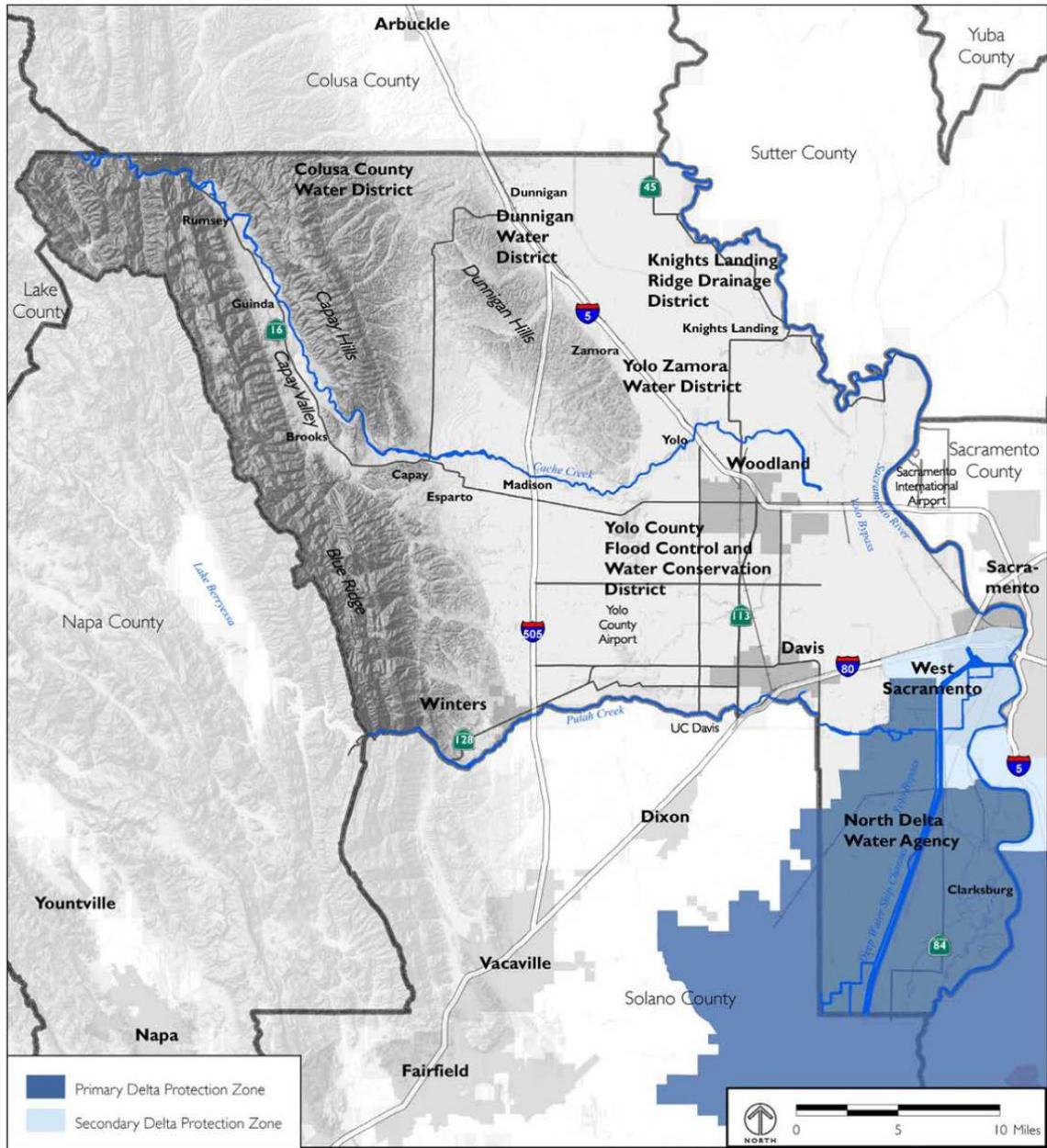
Source: Yolo County General Plan, Conservation and Open Space Element

The Delta Region

In the past several years, the Delta has become an area of intense interest, with numerous planning and legislative efforts looking to redefine the policy and regulatory landscape. Those areas of the Yolo Bypass, the City of West Sacramento, and the unincorporated area that lie south of Interstate 80 are located within the Primary and Secondary Zones of the Sacramento-San Joaquin Delta (see Delta Protection Zones Figure B-25). Land use in these areas must be consistent with the Yolo County General Plan with the Land Use and Resource Management Plan (LURMP), as adopted by the Delta Protection Commission (DPC). The DPC is currently in the process of updating the LURMP, to address a wide range of issues, including recent court decisions related to water export, studies that indicate serious problems with the health of the Delta ecosystem, concerns about the ability of levees to withstand significant flood and/or seismic events, and the effects of future global climate change. This review may include areas outside of the Delta as currently defined.

In 2006, the Governor issued an Executive Order creating the Delta Vision process. The Delta Vision Blue Ribbon Task Force (DVBRTF) is a group of public officials, experts, and stakeholders, charged with developing recommendations on the overall management and governance of the Delta, including goals related to improving safety, ensuring water supply and water quality, expanding recreation, coordinating emergency response, and protecting infrastructure and public safety.

Figure B-25 Delta Protection Zones in Yolo County



Source: Yolo County General Plan Conservation Element; Delta Protection Commission

Historical Resources

Individuals, various community groups and local organizations throughout Yolo County preserve historical resources. These groups include the County Planning Commission/Historic Preservation Commission and various volunteer historical societies. The Planning Commission serves as the Historic Preservation Commission which is tasked with establishing criteria, guidelines and standards to pursue the goals outlined in the County’s Historic Preservation Ordinance. The Commission is responsible for maintaining an inventory of all historical landmarks and districts within Yolo County and recommending future historic designations to the Board of Supervisors.

The Planning Commission decides permits for demolition and for alterations to historic structures. There are a number of repositories of historical artifacts and information in Yolo County, including the Yolo County Historical Museum, the Yolo County Archives and Record Center and the Hattie Weber Museum. The Yolo County Historical Museum is located in Woodland. The museum provides tours of the architecturally historic building and displays furnishings and artifacts from Yolo County's past, specifically between 1850 and 1930, and includes outbuildings that feature artifacts associated with the agricultural industry and farming lifestyle.

The Yolo County Archives and Record Center maintains a comprehensive archive of historical materials dating back from the County's beginnings in 1850. A broad range of materials are stored at the Archive and Record Center, including County documents, original tax records, old newspapers, probates, wills, civil and criminal cases, original maps of Mexican land grants, personal scrapbooks, video reels and a complete set of meeting notes from every meeting of the Yolo County Board of Supervisors.

Yolo County maintains its own list of local historical landmarks. There are also county listings on the National Register of Historic Places, the list of California State Historical Landmarks, and the list of California Points of Historical Interest. The lists are noted in Figures B-26, B-27 in the following pages.

Figure B- 26 County-Recognized Historical Resources in Unincorporated Yolo

Common Name	Address
Yolo Library	37750 Sacramento Street, Yolo, CA
James Borach House	419 Sacramento Street, Yolo, CA 95697
Yolo Town Hall	37735 Sacramento Street, Yolo, CA
Joseph T. Cooper House	CR 16a (between CR 98a and CR 98e) Box 545, Yolo, CA
Samuel Carpenter Cottage	CR 87e W of the end, Winters, CA95694
William L. Seawright House	SH 128 (North Side E Of CR 87d) Winters, CA95694
Adolph Oeste House	SE Corner Patwin Rd/ Russell Blvd, Davis, CA 95616
French Residence	37858 Russell Blvd, Davis, CA 95616
Hext Brothers Farmhouse	Box 2080, Rd. 97D and State Route 128, Davis, CA 95616
Gotfried Schmisser House	CR 31 and CR 96 Box 2560 Davis, CA 95616
"Yolanda"	CR 99, Box 70, at NW Corner Cr 25a, Woodland, CA 95695
William Marcus Jackson House	20123 East Street, Woodland, CA 95695
Frank N. Bullard House	CR 99, Box 150 (N of CR 27) Woodland, CA
Lorenz Heinz Ranch	38331-35 CR 29, Davis, CA
B. F. Conaway Ranch House	CR 103, Box 158 (N of CR 27), Woodland, CA 95695
Nelson Bump House (Aka "Lydia" House)	South River Road next to County Line, Clarksburg, CA
Hamilton S. Connor House	CR 144, Box 283, Clarksburg, CA
Holland Land Company Headquarters	Netherlands Road at Central Ave., Clarksburg, CA
Lawlor & Cosby General Merchandise	South River Road (corner of Netherlands Ave.) Clarksburg, CA
Husick Hardware	South River Road (S of Netherlands Ave) Clarksburg, CA
St. Joseph's Church And Rectory	South River Road, Box 52, Clarksburg, CA
Brown/Munk House	54080 South River Road, Clarksburg, CA
Gordon Cemetery	CR 20 E of CR 92C, Yolo, CA 95697
Robert Baur House	CR 23, Box 516 East of CR 86a Madison, CA 95653
Esparto Railroad Station	16770 CR 87, Esparto, CA
Fred Wyatt House	924 and 928 Grafton, Esparto, CA 95627
Clarence Johnson Home & Shop	26621 Capay Street, Esparto, CA
loof Building, Esparto	16651-63 Yolo Avenue Esparto, CA
Henry Mefford House	County Road 25 near County Road 86A Madison, CA 95653
Haines Store	1110 Main Street, Madison, CA 95653

Source: Yolo County General Plan, Conservation and Open Space Element

Figure B-26 County-Recognized Historical Resources in Unincorporated Yolo County Cont'd.

Common Name	Address
Union Church Of Dunnigan	3615 County Road 89A, Dunnigan, CA 95937
St. Agnes Church	SE Corner Main and Second Streets, Zamora, CA 95698
John Snowball Mansion	613 Front Street, Knights Landing, CA
Silas/ Edson House	509 3 rd Street, Knights Landing, CA
Leithold's Drug Store, Knights Landing	223 Mill Street. Knights Landing, CA
First National & Home Savings Bank	225 Mill Street. Knights Landing, CA
Masonic Lodge, Knights Landing	414 3 rd Street., Knights Landing, CA
Hanney/La Due House	602 Mill Street, Knights Landing, CA
Guinda Corner Store	Sate Route 16 and County Road 53, SW corner, Guinda, CA
Rumsey Town Hall	State Route 16 and Laurel Street, NE comer, Rumsey, CA
James Carey Montgomery House	Rt, 1, Box 1140, Davis, CA 95616

Source: Yolo County General Plan, Conservation and Open Space Element

Figure B-27 Nationally- and State-Recognized Historical Resources in Unincorporated Yolo County

Place Type	Location
National Register of Historic Places	
Yolo Branch Library	200 Sacramento Street, Yolo
Union Church of Dunnigan	3615 County Road 89A, Dunnigan
Rumsey Town Hall	State Route 16 at Manzanita Street, Rumsey
Nelson Ranch	41070 County Road 18C, Woodland
William B Gibson House	512 Gibson Road, Woodland
Canon School	0.5 mi. N of Brooks, Brooks
California State Historical Landmarks	
None in Unincorporated Yolo County	
California State Points of Historical Interest	
Russell Boulevard	Between Highway 113 and Road 98, Davis
Mary's Chapel	Intersection of County Roads 15 and 98
St. Agnes Church	County Road 98, Zamora
Capay School	State Route 16, Capay
Leonidas Taylor Monument	West bank of the Sacramento River, northwest of Sacramento
Yolo County Courthouse	725 Court Street, Woodland
Yolo County Historical Museum	512 Gibson Road, Woodland

Source: National Register of Historic Places, the list of California State Historical Landmarks, and the list of California Points of Historical Interest, 2008.

Source: Yolo County General Plan, Conservation and Open Space Element

Cultural Resources

There are two tribes with registered traditional land in Yolo County, the Cortina Band of Indians and the Rumsey Band of Wintun Indians. The Cortina band is not known to currently own property nor be active within the County. The Rumsey Tribe is very active in the County. They are a significant landowner and employer as the operators of the Cache Creek Casino Resort in Brooks.

The Rumsey Band of Wintun Indians is a recognized sovereign nation. As such, the Department of the Interior, Bureau of Indian Affairs, holds approximately 267 acres in trust for the Rumsey Tribe (the Tribe). One site contains houses for the tribal members, a community center, and the Yocha-De-He Preparatory School. The other site is home to the Cache Creek Casino Resort. As sovereign lands, these areas are not a part of the County's General Plan. The Tribe also owns several thousand acres in and around the trust lands. More information on the Rumsey Band of Wintun Indians can be found in their Community Profile.

A countywide record search was conducted at the Northwest Information Center (NWIC) of California Historical Resources Information System at Sonoma State University, and additional sources were also used, to generate a list of over 1,200 recorded cultural resources within Yolo County. Of these, 270 are archeological resources. The locations of these resources have been kept confidential.

Economic Assets

Yolo County has many existing characteristics that make it a competitive business environment within the Sacramento region. The County's several significant assets include the following:

- Access to regional job centers
- Visibility and easy access to Interstates 80, 5 and 505
- Airport and transit connections
- Affordable housing
- Affordable land
- Food and fiber business synergy

Economic assets at risk may include major employers or primary economic sectors, such as, agriculture, whose losses or inoperability would have severe impacts on the community and its ability to recover from disaster. After a disaster, economic vitality is the engine that drives recovery. Every community has a specific set of economic drivers, which are important to understand when planning ahead to reduce disaster impacts to the economy. When major employers are unable to return to normal operations, impacts ripple throughout the community. Table B-28 shows the top employers Yolo County as provided by the Yolo County website at www.yolocounty.org/about.us.

Table B-28 Top Employers in Yolo County

Company	Number of Employees
UC Davis	11,704 (plus 1,289 seasonal employees)
Cache Creek Casino Resort	2,400

Company	Number of Employees
State of California	2,214 (includes 117 intermittent employees)
U.S. Postal Service	1,794
Walgreen's	1,700
Yolo County	1,245
Woodland Healthcare	994
Woodland Joint Unified School District	976
Raley's Family of Fine Stores	831
Davis Joint Unified School District	792
Target Corp	782
Pacific Gas & Electric Co.	623
UPS	500-999
Nugget Market Inc.	500
City of Davis	430
Coventry Health Care	400
City of West Sacramento	340
City of Woodland	281
Sutter Davis Hospital	270
Winters Joint Unified School District	220
NOR-CAL Beverage Co. Inc	200-250
Clark Pacific Corp	185
Vertis, Inc.	175
Wells Fargo & Co	99 (plus 27 part-time employees)
Kaiser Permanente	75
Woodland Community College	74 (plus 73 part-time employees)
Wallace-Kuhl Associates, Inc.	58 (plus 12 temporary employees)

Source: [www.yolocounty.org/about us](http://www.yolocounty.org/about-us)

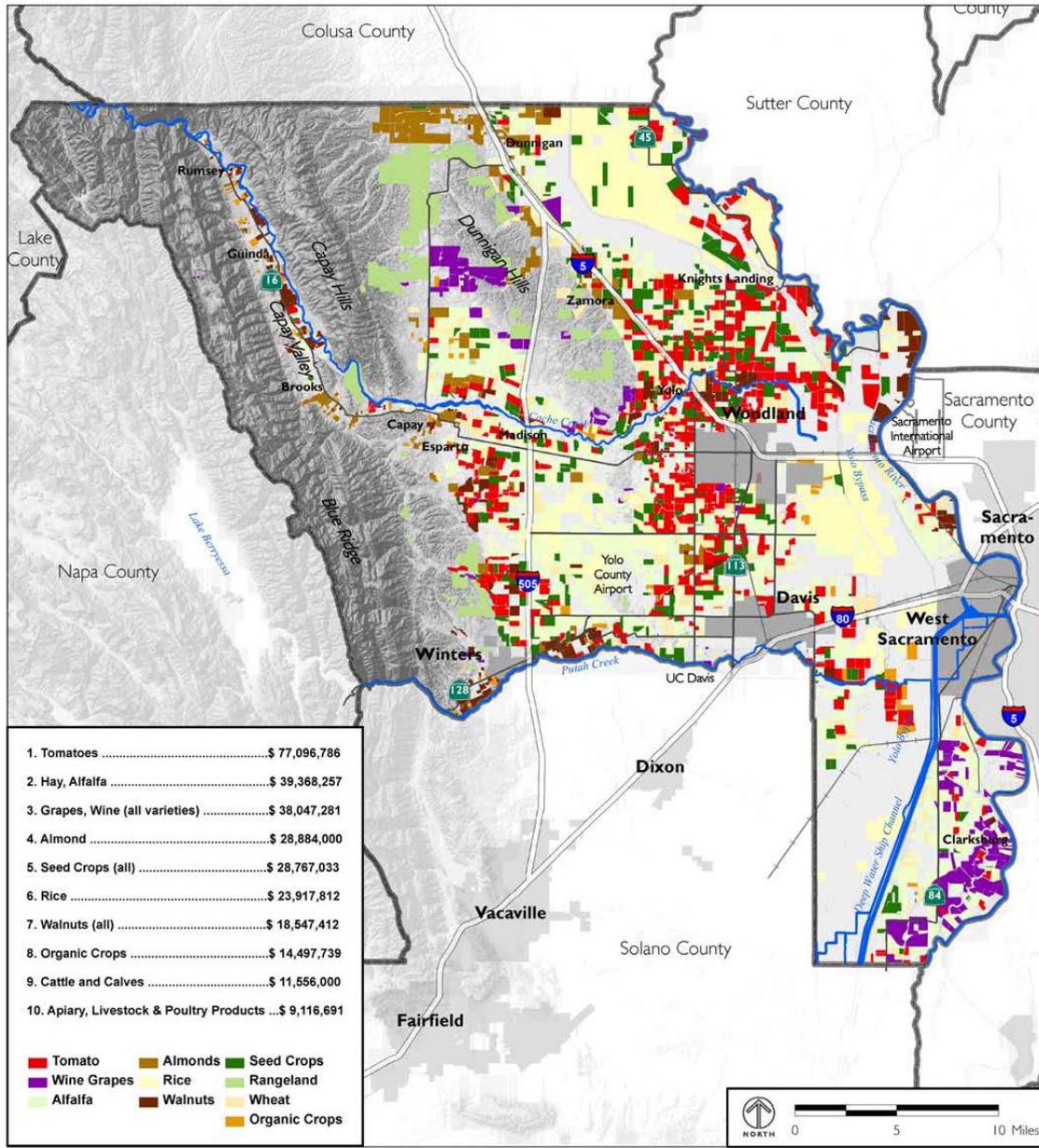
Agriculture has been at the heart of Yolo County's identity, character, economy and way of life since the County's founding in 1850. Today, over 85 percent of county land is used for agriculture. Traditional growers on large-scale farms share the land with a growing number of diversified small farms (e.g. truck farms), as well as thriving livestock operations. Additionally, many farmers are implementing innovative new models for farm operation, crop choice and mix and marketing. Important contributors to the strength and success of agriculture in Yolo County include the County's longstanding commitment to agricultural preservation, its focus on directing growth into the existing cities and towns and the presence of UC Davis, which is an international leader in agricultural research and education.

The gross value of Yolo County's agricultural production for 2011 was \$549,249,669, an all time high, and an increase of 23.8% from 2010. This increase reflects overall higher price per unit for commodities and increases in acreage.

Processing tomatoes remain Yolo County's leading commodity with a gross value of \$106,792,881, up from \$87,920,291 in 2010. This is due to a slightly increased price per unit, but mainly to a 21.7% increase in acreage in 2011 as the county rebounded from decreased acreage in 2010.

Rice, wine grapes, hay, and walnuts round out the top five, with the only change from 2010 the switch of walnuts to number five in gross value and organic production to number six. These changes reflect an increase in bearing acreage for walnut orchards, as well as a 28.7% price increase per unit from the previous year. Almonds, field corn, wheat and sunflower seed round out the top ten commodities for 2011 and are shown in Figure B-29. At the time of the development of this plan, there was no available data on the crop losses in Yolo County.

Figure B-29 Top 10 Agricultural Commodities



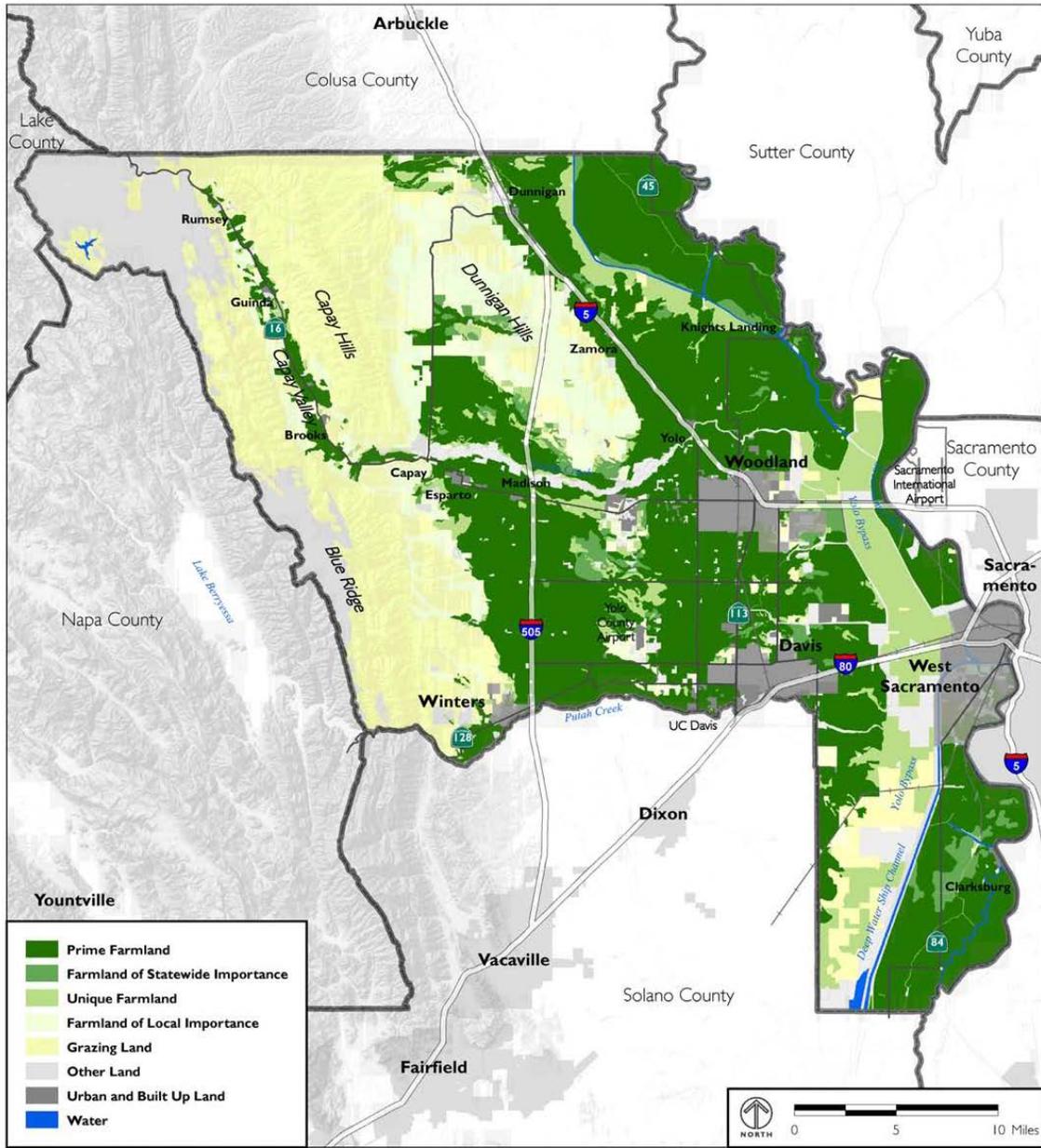
Source: Yolo County Agriculture Dept., 2006.

Source: Yolo County General Plan, Agriculture and Economic Development Element

Important Farmland

Important farmlands in Yolo County are presented on the Important Farmlands Figure B-30. The majority of the County’s farmland is Prime Farmland, particularly in flat areas. Most of the County’s cities and unincorporated communities are surrounded by Prime Farmland. The western foothills are predominantly classified as Grazing Land.

Figure B-30 Important Farmland in Yolo County



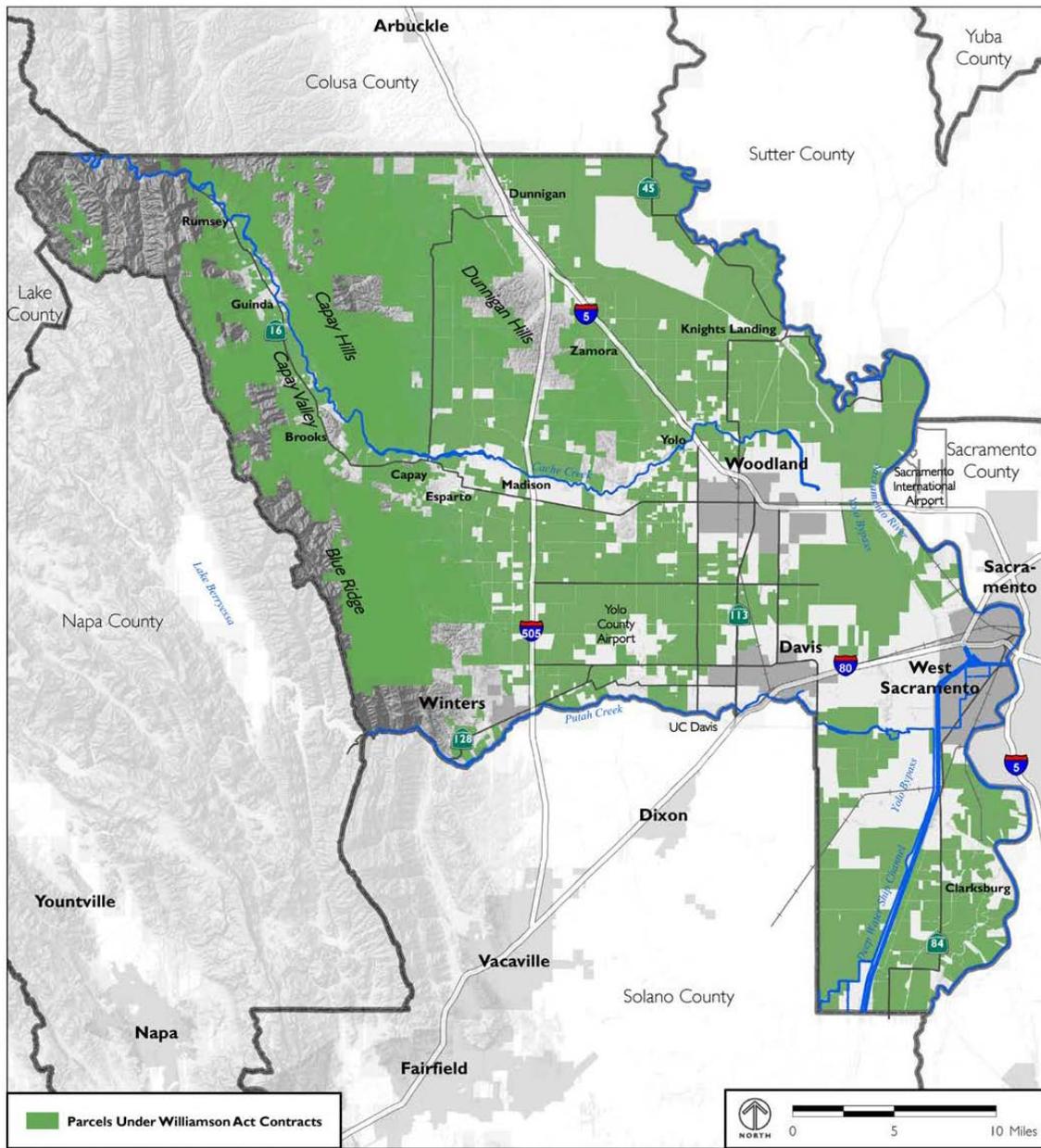
Source: California Dept. of Conservation, Farmland Mapping and Monitoring Program, 2004

Source: Yolo County General Plan, Agriculture and Economic Development Element

Williamson Act

The California Land Conservation Act, better known as the Williamson Act, has been a cornerstone of the County's agricultural preservation program. As in Figure B-31, 410,659 acres or 67 percent of Yolo County's total land area is in Williamson Act contracts. In 2005, the State honored Yolo County with an agricultural stewardship award in recognition of the County's work to preserve agricultural land through the Williamson Act. Subventions (reimbursements for lost property tax revenue resulting from Williamson Act contracts) have repeatedly been proposed for reduction or elimination by the State in recent years in order to balance the State budget. This would have a significant and adverse effect on both farmers and the County.

Figure B-31 Williamson Act Contracts



Source: County of Yolo GIS, 2009.

Source: Yolo County General Plan, Agriculture and Economic Development Element

Climate Change

A balance of naturally occurring greenhouse gases (GHGs) in the earth's atmosphere is responsible for maintaining a habitable climate. Emissions from human activities, such as electrical production, motor vehicle use, and some forms of agriculture are elevating the concentrations of greenhouse gases in the atmosphere, and have led to increasing instability in the earth's climate. This is known as climate change.

The County's General Plan establishes the land use pattern that will accommodate the residents, businesses, and attendant infrastructure planned through 2030 in Yolo County. Decisions about the location of commercial, residential and civic buildings, roads and transit systems, water supply, building design, natural resources, open space, agriculture, and energy infrastructure determine the level of GHG emissions in the County.

Yolo County has undertaken several actions to date to reduce greenhouse gases as related to County operations and programs:

- Climate Change Working Group. Yolo County has created a climate change team through the County Administrator's Office and has organized a climate change working group that includes the cities and various districts, to coordinate countywide climate change efforts.
- Cool Counties. The County has committed to the Cool Counties Climate Stabilization Declaration, a pledge to reduce greenhouse gas emissions from County operations by 80 percent by 2050.
- California Climate Action Registry. The County has prepared a baseline audit energy usage associated with County operations. This baseline will be used to measure energy usage over time. Through the registry the County will use a common GHG emission reporting system and will receive credit for reductions in emissions.
- UC Davis Partnership. The County has engaged civil and environmental engineering students to assist in studying its carbon generation from county operations, and develop policies and strategies to reduce emissions.
- Increasing Energy Efficiency. The County has taken steps to increase the energy efficiency of county operations including replacement of incandescent lights with compact fluorescent bulbs, retrofit of infrastructure in County buildings, installation of computerized climate control in all major county buildings, installation of cogeneration capacity at the Monroe Detention Facility, development of a building closure program to retire less energy-efficient buildings, and a countywide appliance replacement program for Energy Star appliances. The County has a goal of ten percent annual reduction in energy usage through 2013.
- Full-Scale Landfill Bioreactor. The County recovers methane gas, a potent greenhouse gas, from the Central Landfill to generate electricity.
- LEED. The County has adopted Leadership in Energy and Environmental Design (LEED) standards for new county buildings.
- Recycling. All County buildings recycle paper, cardboard, cans, bottles, fluorescent tubes, oil, computers, rigid plastics, agricultural plastics, PVC pipe, toner cartridges, cell phones, batteries, and electronic waste. The County has a goal of 50 percent recycling of all sorted material at the landfill. The County also has a Construction and Demolition Recycling Ordinance that requires diversion and recycling of construction and demolition debris.
- Agricultural Marketing. The Agriculture Commissioner has initiated an agricultural

marketing program to reduce “food miles,” and therefore result in reductions in carbon dioxide emissions.

- **Transportation and Fleet Vehicles.** The County has installed charging stations for electric vehicles and uses electric vehicles for commuting between local facilities.
- **Personnel Training.** County staff attends classes on the California Environmental Quality Act (CEQA) and on climate change issues.
- **Tree Planting.** The County operates a small nursery that provides tree planting for County facilities.
- **Research.** The County is involved in a variety of research projects related to energy conservation and control of GHG emissions.

The County also requires energy efficient project design and landscaping design as a part of the development review process. Additionally, the Cache Creek Area Plan establishes monetary and regulatory incentives to encourage recycling of aggregate products.

Future Development Trends

As part of the planning process, the Steering Committee looked at changes in growth and development and examined these changes in the context of hazard areas and how the changes in growth and development affect loss estimates and vulnerability.

Yolo County has been steadily growing over the last several decades. Long-term forecasts by the California Department of Finance project population growth in Yolo County continuing through 2060, adding 52% to the 2010 county population by the year 2060. The population projections are for the County as a whole and are shown in Table B-32.

Table B-32 Population Projections in Yolo County 2010 to 2060

Jurisdiction	2010 Population	2060 Population	2010-2060 Growth	Total Growth
Yolo County	201,311	305,711	+104,400	52%

Source: California Department of Finance,
<http://www.dof.ca.gov/research/demographic/reports/projections/P-1/>

Employment

According to the Housing Element of the General Plan, the County projects an average annual employment growth rate of 1.5 percent between 2005 and 2013 in the unincorporated County. In comparison, SACOG expects employment in Yolo County overall, including the incorporated cities, to grow at an average rate of 2.6 percent per year. Employment projections are shown in Figure B-33.

Figure B-33 Employment Projections in Yolo County

	2005	2010	2013 ^a	2015	Projected Average Annual Change 2005-2013
Total Project Employment					
Yolo County Total	109,855	127,233	135,270	140,628	2.6%
Davis	16,378	19,045	19,211	19,322	2.0%
Winters	1,774	2,138	2,360	2,508	3.6%
Woodland	24,634	28,235	30,450	31,926	2.7%
West Sacramento	41,282	50,004	54,209	57,012	3.5%
Unincorporated Yolo County	25,787	27,811	29,040	29,860	1.5%
<i>Clarksburg</i>	207	252	267	277	3.2%
<i>Dunnigan</i>	85	93	143	177	6.8%
<i>Esparto</i>	261	299	324	341	2.7%
<i>Knights Landing</i>	106	125	114	107	0.9%
<i>Madison</i>	68	72	76	79	1.4%
<i>Rest of Unincorp. County^b</i>	25,060	26,970	28,115	28,879	1.4%
Projected Retail Employment					
Yolo County Total	14,370	17,548	18,572	19,255	3.3%
Davis	4,585	5,153	5,214	5,254	1.6%
Winters	532	659	747	805	4.3%
Woodland	5,361	5,854	6,098	6,260	1.6%
West Sacramento	3,527	5,513	6,144	6,564	7.2%
Unincorporated Yolo County	365	369	371	372	0.2%
<i>Clarksburg</i>	12	12	12	12	0.0%
<i>Dunnigan</i>	17	17	17	17	0.0%
<i>Esparto</i>	62	66	68	69	1.1%
<i>Knights Landing</i>	32	32	32	32	0.0%
<i>Madison</i>	27	27	27	27	0.0%
<i>Rest of Unincorp. County^b</i>	215	215	215	215	0.0%
Projected Office Employment					
Yolo County Total	23,937	29,660	32,692	34,714	4.0%
Davis	4,538	5,388	5,482	5,544	2.4%
Winters	236	295	335	361	4.5%
Woodland	4,161	5,338	6,220	6,808	5.2%
West Sacramento	14,787	18,422	20,435	21,777	4.1%
Unincorporated Yolo County	215	217	221	224	0.4%
<i>Clarksburg</i>	5	7	8	9	6.4%
<i>Dunnigan</i>	10	10	10	10	0.0%

Source: Yolo County General Plan, Housing Element

Yolo County seeks to preserve agriculture while also diversifying, and is allowing measured, appropriate residential and economic development, focused within existing communities. Upward trends in population growth and development in Yolo County increase vulnerability to hazards, including, flooding, wildfire, and drought. Modern, well-constructed buildings built to code are more resistant to earthquake shaking. However, new

buildings can be severely damaged if built upon areas susceptible to soil liquefaction. The risk of flooding in future development should be minimized by the floodplain management programs of the county and its jurisdictions, if properly enforced. Vulnerability to wildfire will increase with more development in north western part of the county and will increase the fire protection challenges in the area. Lastly, as the population grows, so do the water needs for household, commercial, industrial, recreational, and agricultural uses. Vulnerability to drought will increase with these growing water needs.

B.3. ESTIMATING POTENTIAL LOSSES

The Steering Committee ranked the significance of identified hazards for each jurisdiction. Significance is measured in general, qualitative terms and is a summary of the potential impact of the hazard based on the geographical area affected, history of past occurrences, potential magnitude, probability of the event, and damage and casualty potential. Significance is classified as the following:

- High:** Widespread potential impact. This ranking carries the highest threat to the general population and/or built environment. Hazards in this category may have already occurred in the past.

- Medium:** Moderate potential impact. This ranking carries a moderate threat level to the general population and/or built environment. The potential of occurrence may be the same as the high ranking, but the potential damage is more isolated and less costly than a more widespread disaster.

- Low:** Minimal potential impact. The occurrence and potential cost of damage to life and property is minimal.

This section assesses vulnerability to those specific hazards ranked of medium or high significance. The Steering Committee identified four hazards within the entire county area where specific geographical hazards are defined: dam Failure, earthquake, flooding, and wildfire. Critical facilities and other assets in these areas were assessed and are described below. The vulnerability to other medium to high significance hazards that do not have specific mapped areas, such as drought and severe weather are discussed in more general terms at the end of this section. The planning significance of different hazards depends upon their location in the county.

It is also important to be aware that hazard events that happen outside of the county boundaries also can have direct and indirect impacts to Yolo County. For instance, dam failures, volcanic eruptions and wildfires in watersheds outside the county that drain into it can result in flooding and other impacts related to watershed health. An earthquake or flood as far away as the San Francisco Bay Region could disrupt the county from issues such as power outages, water supply, and even mass influxes of populations evacuating those areas.

Dam Failure Vulnerability Assessment

Probability of Future Occurrences:	Unlikely
Vulnerability:	Medium

Dam failure flooding can occur as the result of partial or complete collapse of an impoundment. Dam failures often result from prolonged rainfall and flooding. The primary danger associated with dam failure is the high velocity flooding of those properties downstream of the dam.

A dam failure can range from a small, uncontrolled release to a catastrophic failure. Vulnerability to dam failures is confined to the areas subject to inundation downstream of the facility. Secondary losses would include loss of the multi-use functions of the facility and associated revenues that accompany those functions. Dam failure flooding would vary by community depending on which dam fails and the nature and extent of the dam failure and associated flooding. Based on the risk assessment, it is apparent that a major dam failure could have an impact on some areas of Yolo County. Dam failure flooding presents a threat to life and property, including buildings, their contents, and their use. Large flood events can affect crops and livestock as well as lifeline utilities (e.g., water, sewerage, and power), transportation, jobs, tourism, the environment, and the local and regional economies.

According to the Yolo County General Plan, Safety Element and the Yolo County Emergency Operations Plan there are six dams that could affect Yolo County. Those are the following:

- Monticello Dam Putah Creek
- Indian Valley Dam Cache Creek
- Shasta Dam Sacramento River
- Oroville Dam Feather River
- Folsom Dam American River
- Nimbus Dam American River

The extent of local damage and destruction associated with failure of a major dam will range from catastrophic to marginal. The sudden failure of an earthen or concrete dam of any significant size would result in the release of hundreds of thousands of acre-feet of water, depending upon the level of impoundment at the time of failure. It would be anticipated that areas directly downstream from the face of a failed dam would be immediately inundated and that devastation would be substantial. The further a location is from the dam would result in a reduced impact over time, although geography and the placement of diversionary facilities and other improvements would play a part in how floodwaters would be channeled.

Table B-34 Parcel Count and Structure Value Vulnerability within Inundation Zones

Dam Inundation Zone	Parcel Count	Structure Value	Areas Affected by Dam (Inundation Area)
Folsom Dam	16,250	\$3,195,682,113	25,655 Acres
Monticello	21,347	\$5,128,545,854	111,530 Acres
Indian Valley	8,238	\$1,901,870,208	92,087 Acres
Shasta Dam	930	\$63,035,925	71,775 Acres
Oroville	No information available		

Dam Inundation Zone	Parcel Count	Structure Value	Areas Affected by Dam (Inundation Area)
Nimbus	No information available		

Source: Yolo County GIS, Assessor Rolls

Summary of Potential Impacts

- Potential for injuries and or death
- Structure damage in the inundation zones
- Loss of utilities such as water, power, communications, major roadways
- Economic impacts to the County and participating jurisdictions
- Decline in property values

Flooding Vulnerability Assessment

Probability of Future Occurrences:	Likely
Vulnerability:	High

Historically, Yolo County has always been vulnerable to flooding because of its relatively flat terrain and the number of water courses that traverse the County. Flood zones in Yolo County are quite extensive. High water levels are a common occurrence in winter and spring months due to increased flow from stormwater runoff and snowmelt.

Several areas of the County are subject to flooding by the overtopping of rivers and creeks, levee failures, and the failure of urban drainage systems that cannot accommodate large volumes of water during severe rainstorms.

River flooding is the most significant natural hazard that Yolo County faces. The Yolo County area has a good working knowledge of the 100-year flood, however, the statistical outlier flood is not well quantified. Yolo County is not just at high risk of flooding, but is at low risk of catastrophic flooding. When the 100-year event is exceeded, the consequences could be great as flood depths behind levees can range up to many feet deep in some urban areas. In addition to the major rivers, there are many streams, channels, canals, and creeks that serve the drainage needs of the County. There is significant threat of flooding in areas of the county from several of these streams. Many of these streams are prone to rapid flooding with little notice.

Flood Losses

Based on FEMA guidance, contents value is estimated at 50 percent of the improved value. Estimated losses assume that a flood is unlikely to cause total destruction. Losses are related to a variety of factors, including flood depth, flood velocity, building type and construction. Using FEMA's recommendations, average damage is estimated to be 20 percent of the total building value.

The loss estimates for this assessment should be used for flood risk mitigation, emergency preparedness, and response and recovery only. Uncertainties are inherent in any loss estimation methodology and losses will vary depending on the magnitude of the flood event. Other limitations may include incomplete or inaccurate inventories of the built

environment. The assessed values, for example, are well below the actual market values; thus, the actual value of assets at risk may be significantly higher than those included therein. Also, this loss estimation assumes no mitigation and does not account for buildings that may have been elevated above the 1% annual chance event according to local floodplain management regulations.

**Table B-35 Yolo County Flood Loss Estimates
Unincorporated Yolo County**

Flood Event	Parcel Count	Structure Value	Est. Contents Value	Total Value	Loss Estimate
100-Year Flood	5,086	\$576,148,561	\$288,074,281	\$864,222,842	\$172,844,568

Source: Yolo County GIS, Yolo County Assessor Tax Roll

**Table B-36 Yolo County Flood Loss Estimates
Yolo County by Jurisdiction; 100-Year Flood**

Jurisdiction	Parcel Count	Structure Value	Est. Contents Value	Total Value	Loss Estimate
Davis	1,050	\$551,081,152	\$275,540,576	\$826,621,728	\$165,324,346
West Sacramento	16,444	\$3,267,659,420	\$1,633,829,710	\$4,901,489,130	4,980,297,826
Winters	181	\$30,379,717	\$15,189,859	\$45,569,576	\$9,113,915
Woodland	907	\$623,011,224	\$311,505,612	\$934,516,836	\$186,903,367
Yocha Dehe Wintun Nation	5	\$14,454,667	\$7,227,334	\$21,682,001	\$4,336,400

Source: Yolo County GIS, Yolo County Assessor Tax Roll, City Planning Teams

Summary of Potential Impacts

Most of the flooding in Yolo County Flooding can be characterized as riverine, possible levee failure, stream and waterway overflow and urban drainage events. These types of flooding often result in property damage, road washouts, and transportation disruptions. Other general impacts of these events may include the following:

- Potential for injury and loss of life
- Commercial and residential structural damage
- Loss of water, power, roads, phones, and transportation, which can be particularly dangerous for those with certain medical conditions
- Economic impacts (jobs, sales, tax revenue) due to loss of commercial structures
- Decline in commercial and residential property values

Earthquake Vulnerability Assessment

Probability of Future Occurrences:	Occasional
Vulnerability:	Medium

Earthquake vulnerability is based primarily upon population and the built environment. To mitigate this hazard, building codes in California have been steadily improved over the past 80 years as understanding of seismic shaking has improved. Current California building codes include provisions for considering the potential shaking from earthquakes, including stronger shaking near faults and amplification by soft soils. The building code has been the main mitigation tool for seismic shaking in most buildings, although hospitals, schools, and other critical facilities are subject to additional mitigation measures (Cal EMA Hazard Mitigation Plan 2010).

HAZUS Modeling For Yolo County

The HAZUS modeling conducted to illustrate estimated potential losses to Yolo County demonstrated the vulnerability of the county and its participating jurisdictions. The HAZUS scenario uses a 5.5 magnitude to define the earthquake parameters used for the earthquake loss estimate. This data was the best available data at the time of the development of this planning document.

HAZUS estimates that about 2,900 buildings will be at least moderately damaged. This is over 5.00 % of the buildings in the region. There are an estimated 33 buildings that will be damaged beyond repair. Figure B-37 summarizes the expected damage by general occupancy for the buildings in the region and the expected damage by general building type. The HAZUS scenario uses a 5.5 magnitude to define the earthquake parameters used for the earthquake loss estimate.

Figure B- 37 Expected Building Damage by Occupancy

	None		Slight		Moderate		Extensive		Complete	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	259	0.62	62	0.67	31	1.23	6	1.99	1	2.09
Commercial	2,001	4.82	392	4.26	218	8.52	40	13.25	4	11.11
Education	103	0.25	20	0.22	10	0.40	2	0.63	0	0.49
Government	79	0.19	15	0.16	8	0.30	1	0.47	0	0.39
Industrial	492	1.19	105	1.14	64	2.49	12	4.07	1	3.52
Other Residential	7,406	17.85	1,928	20.93	942	36.76	182	59.72	15	45.42
Religion	179	0.43	35	0.38	17	0.66	3	1.01	0	0.87
Single Family	30,972	74.65	6,656	72.25	1,272	49.64	58	18.86	12	36.09
Total	41,491		9,212		2,562		306		33	

Figure B-38 Expected Building Damage by Building Type (All Design Levels)

	None		Slight		Moderate		Extensive		Complete	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Wood	35,725	86.10	7707	83.66	1,458	56.89	61	19.93	14	41.38
Steel	823	1.98	185	2.01	135	5.26	29	9.41	3	9.94
Concrete	880	2.12	182	1.98	89	3.48	18	6.04	1	2.98
Precast	555	1.34	121	1.32	91	3.57	20	6.52	2	5.46
RM	1,403	3.38	184	1.99	128	4.99	26	8.63	1	2.10
URM	210	0.51	71	0.77	48	1.86	13	4.33	2	6.98
MH	1,893	4.56	761	8.27	614	23.95	138	45.14	10	31.16
Total	41,491		9,212		2,562		306		33	

Note: RM=Reinforced Masonry
URM=Unreinforced Masonry
MH=Mobile Home

Before the earthquake, the region had 151 hospital beds available for use. On the day of the earthquake, the model estimates that only 135 hospital beds (89.00%) are available for use by patients already in the hospital and those injured by the earthquake. After one week, 98.00% of the beds will be back in service. By 30 days, 100.00% will be operational.

Figure B-39 Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate Damage > 50%	Complete Damage > 50%	With Functionality > 50% on day 1
Hospitals	2	0	0	2
Schools	83	0	0	83
EOCs	0	0	0	0
PoliceStations	5	0	0	5
FireStations	20	0	0	20

Source: HAZUS, 2012

Fire Following Earthquake

Fires often occur after an earthquake. Because of the number of fires and the lack of water to fight the fires, they can often burn out of control. HAZUS uses a Monte Carlo simulation model to estimate the number of ignitions and the amount of burnt area. For this scenario, the model estimates that there will be 0 ignitions that will burn about 0.00 sq. mi 0.00 % of the region’s total area.) The model also estimates that the fires will displace about 0 people and burn about 0 (millions of dollars) of building value.

Debris Generation

HAZUS estimates the amount of debris that will be generated by the earthquake. The model breaks the debris into two general categories: a) Brick/Wood and b) Reinforced

Concrete/Steel. This distinction is made because of the different types of material handling equipment required to handle the debris. The model estimates that a total of 0.06 million tons of debris will be generated. Of the total amount, Brick/Wood comprises 42.00% of the total, with the remainder being Reinforced Concrete/Steel. If the debris tonnage is converted to an estimated number of truckloads, it will require 2,320 truckloads (@25 tons/truck) to remove the debris generated by the earthquake.

Shelter Requirement

HAZUS estimates the number of households that are expected to be displaced from their homes due to the earthquake and the number of displaced people that will require accommodations in temporary public shelters. The model estimates 132 households to be displaced due to the earthquake. Of these, 106 people (out of a total population of 168,660) will seek temporary shelter in public shelters.

The total economic loss estimated for the earthquake is 328.00 (millions of dollars), which includes building and lifeline related losses based on the region's available inventory. The entire HAZUS Report is attached to this document and provides more detailed information about these losses.

The HAZUS earthquake model applies to census tract level data and does not allow for the quantification of risk by jurisdiction. Based on the fault locations in the hazard profiles section, the western portion of the county is likely to experience stronger ground shaking than the rest of the county.

Older construction and unreinforced masonry buildings are more vulnerable to shaking during earthquakes. Historic buildings can be more susceptible because they have weakened with age and were built before the use of building codes. Most unreinforced masonry (URM) buildings in Yolo County are in Winters, Woodland and some of the unincorporated areas of the county where it is estimated there are approximately 200 URM buildings.

Seismic evaluation of Monticello Dam indicates it could withstand an earthquake of Richter magnitude 6.5 with the epicenter located 0.5 miles from the dam. Thus, the dam is considered secure from such an occurrence.

Summary of Potential Impacts

According to the HAZUS model, Yolo County is susceptible to serious earthquake losses in the millions of dollars. The overall impact of earthquakes to Yolo County includes:

- Potential for injury and loss of life
- Widespread structural damage, particularly in manufactured housing
- Loss of water, power, roads, phones, and transportation, which can be particularly dangerous for those with certain medical conditions
- Power loss complicating response and recovery efforts
- Business interruption losses
- Agricultural impacts such as field disturbances and damage to irrigation systems

- Damage to oil and gas facilities and pipelines
- Liquefaction in the Delta
- Potential Levee Failures

Wildfire Vulnerability Assessment

Probability of Future Occurrences:	Highly Likely
Vulnerability:	Medium

To assess the property at risk in very high fire threat areas, Yolo County used CDF’s fire threat data and the County’s GIS parcel layer linked to the assessor’s data to determine the vulnerability. Figure B-40 shows the results of this analysis by structure number and value for each jurisdiction. Only in Winters and in the unincorporated areas in the western part of the county are there structures located in very high fire threat areas.

Figure B-40 Parcel Count and Structure Value Vulnerability within Very High Fire Threat Zones

Fire Severity Zone	Parcel Count	Structure Value	Loss Estimate
Unincorporated County	511	\$17,955,511	\$3,591,102
Davis	N/A		
West Sacramento	N/A		
Winters	491	\$67,245,584	\$13,449,117
Woodland	N/A		
Yocha Dehe Wintun Nation	N/A		

Source: Cal Fire, Yolo County GIS, Yolo County Assessor Tax Roll

Summary of Potential Impacts

The overall potential impacts from wildfire include:

- Potential for injury and loss of life
- Commercial and residential structural damage
- Impacts to water quality and watershed health
- Impacts to natural resource habitats and other resources, such as agriculture
- Loss of water, power, roads, phones, and transportation
- Significant economic impacts (jobs, sales, tax revenue) with the loss of commercial structures
- Decline in commercial and residential property values

Large, past burn areas are located in high fire threat areas mapped along the west side of the County along Highway 16. There are no known critical facilities in very high to extreme fire threat areas.

Drought Vulnerability Assessment

Probability of Future Occurrences:	Likely
Vulnerability:	Medium

The most significant impacts associated with drought in Yolo County are those related to water intensive activities such as agriculture, wildfire protection, municipal usage, commerce, tourism, recreation, and wildlife preservation. Voluntary conservation measures are typically implemented during extended droughts. A reduction of electric power generation and water quality deterioration are also potential problems. Drought conditions can also cause soil to compact and not absorb water well, potentially making an area more susceptible to flooding.

Summary of Potential Impacts

- Impacts to natural resource habitats and other resources, such as agriculture
- Water for Wildfire protection, municipal usage, commerce, tourism, recreation, and wildlife preservation
- Loss of power which could affect people with disabilities and the elderly as well as people with access and functional needs
- Soil compaction

Severe Weather Vulnerability Assessment

Probability of Future Occurrences:	Highly Likely
Vulnerability:	High

According to historical hazard data, severe weather is an annual occurrence in Yolo County. Damage and disaster declarations related to severe weather have occurred and will continue to occur in the future. Heavy rain and thunderstorms are the most frequent type of severe weather occurrences in the County. Wind and lightning often accompany these storms and have caused damage in the past. However, actual damage associated with the primary effects of severe weather has been limited. It is the secondary hazards caused by weather, such as floods, fire, and agricultural losses that have had the greatest impact on the County. The risk and vulnerability associated with these secondary hazards are discussed in previous sections.

Summary of Potential Impacts

As discussed the results of severe weather can produce other hazards such as flooding, agricultural losses, and even fires which can result in property damage, road washouts, and transportation disruptions. Other general impacts of these events may include the following:

- Potential for injury and loss of life
- Commercial and residential structural damage
- Loss of water, power, roads, phones, and transportation, which can be particularly dangerous for those with certain medical conditions
- Economic impacts (jobs, sales, tax revenue) due to loss of commercial structures

- Decline in commercial and residential property values

B.4. REPETITIVE LOSS AND SEVERE REPETITIVE LOSS PROPERTIES

§201.6(c)(2)(ii) [The risk assessment shall include a] description of the jurisdiction's vulnerability to the hazards described in paragraph (c)(2)(i) of this section. This description shall include an overall summary of each hazard and its impact on the community. All plans approved after October 1, 2008 must also address NFIP insured structures that have been repetitively damaged by floods.

According to FEMA records as of July 16, 2012. Figure B-41 on the following page represents the Repetitive Loss Properties in Yolo County including the cities. There are a total of **32** properties and of these properties countywide, all are residential.

Yolo County
Repetitive Loss Properties

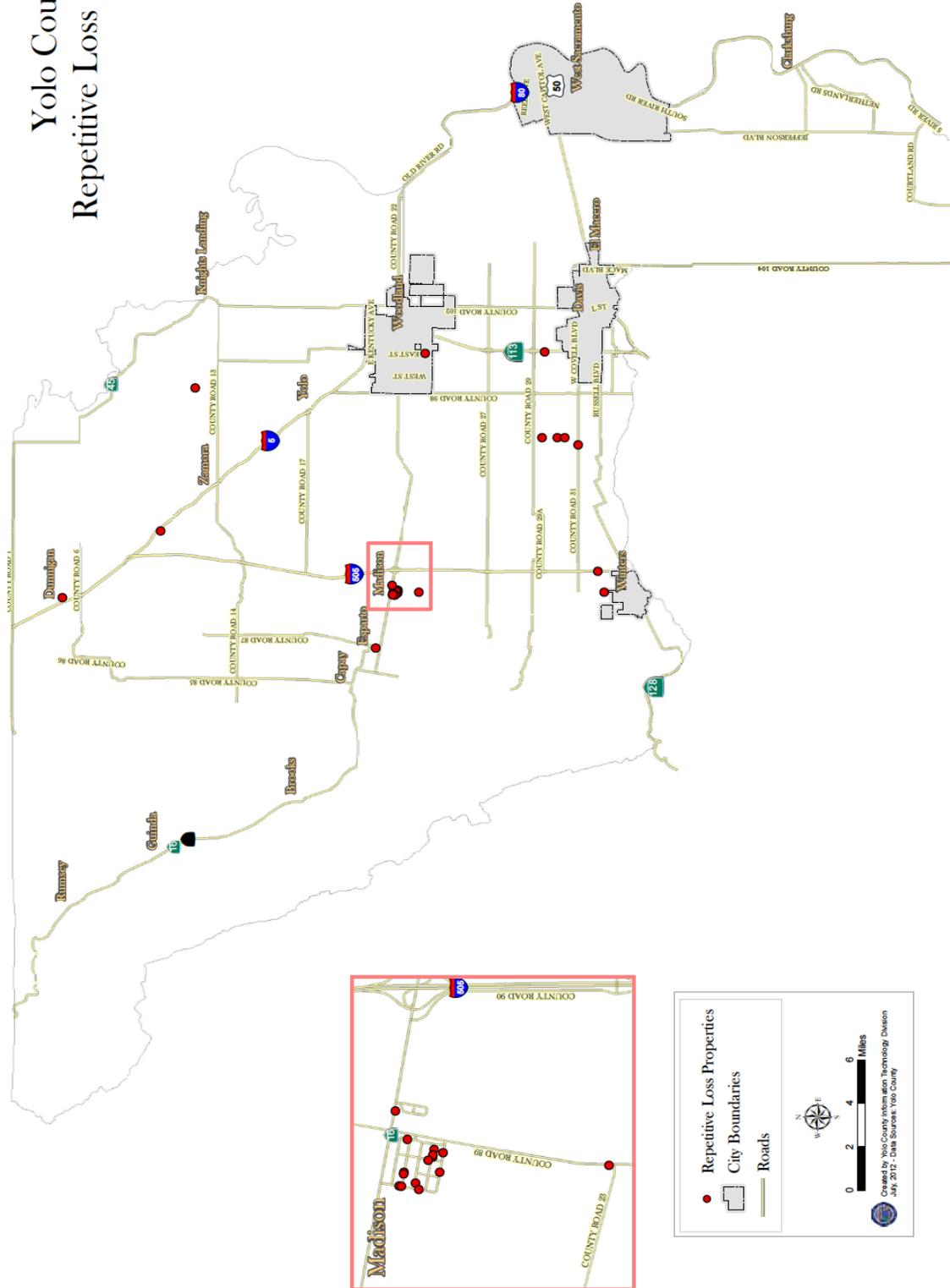


Figure B-41 Repetitive Loss Properties

Element C: Mitigation Strategy

Requirement §201.6(c)(3) [The plan shall include the following:] A mitigation strategy hat provides the jurisdiction's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs, and resources, and its ability to expand on and improve these existing tools.

IDENTIFICATION & PRIORITIZATION OF MITIGATION ACTIONS

Mitigation actions that address the goals and objectives developed in the previous step were identified, evaluated, and prioritized. These actions form the core of the mitigation plan. Jurisdictions conducted a capabilities assessment, reviewing existing local plans, policies, and regulations for any other capabilities relevant to hazard mitigation planning. An analysis of their capability to carry out these implementation measures with an eye toward hazard and loss prevention was conducted.

The capabilities assessment required an inventory of each jurisdiction's legal, administrative, fiscal and technical capacities to support hazard mitigation planning. After completion of the capabilities assessment, each jurisdiction evaluated and prioritized their proposed mitigations. Each jurisdiction considered the social, technical, administrative, political, legal, economic, and environmental opportunities and constraints of implementing a particular mitigation action. This step resulted in a list of acceptable and realistic actions that address the hazards identified in each jurisdiction.

A full suite of goals, objectives and action items for each jurisdiction is presented in this Plan. Each jurisdiction then identified and prioritized actions with the highest short to medium term priorities. An implementation, schedule, funding source and coordinating individual or agency is identified for each prioritized action item.

Constraints to Strategy Implementation

The Steering Committee considered a list of issues existing in Yolo County that can be considered constraints to mitigation planning strategy implementation: (from the perspective of the participating steering committee members).

- Legal constraints (lawful prohibition, voter rejection)
- Community perception, preference, and resistance
- Economic constraint (fee based agencies may be restrained from participating in the planning process due to lack of funds to pay for their involvement.)
- Budgetary and funding constraints
- Staffing constraints
- Land ownership constraints
- State and federal influences or restrictions
- Sensitivity of information needed to complete the Plan.
- Building code restrictions
- Cultural demands, barriers, and expectations

- Interpretation of law (court decisions)
- Identified conflicts with organizational policy or strategic vision

ELEMENT C.1. EXISTING AUTHORITIES, POLICIES, PROGRAMS AND RESOURCES

Requirement §201.6(c)(3) [The plan shall include the following:] A mitigation strategy hat provides the jurisdiction’s blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs, and resources, and its ability to expand on and improve these existing tools.

Yolo County and its jurisdictions each has an Emergency Operations Plan, a General Plan, which includes a Safety Element, an Emergency Services Ordinance that clearly defines roles and responsibilities in accordance with state and federal guidelines. The County CAO and jurisdictions noted in this document serve as the Directors of Emergency Services for their respective areas by law and ordinance. The Board of Supervisors, City Councils or Councils (tribal, Housing, etc.) serves as the administering agency and the promulgation authority for all plans, policies and procedures within Yolo County and its member jurisdictions. The county and participating jurisdictions recognizes the enhanced Hazard Mitigation Plan of the State of California, the California Emergency Services Act, and the appropriate Federal Regulations including 44 CFR 201. Yolo County is subject to the State of California Uniformed Building Code (UBC), which dictates standards on all current and future construction within Yolo County.

2030 General Plan

The 2030 General Plan provides comprehensive and long-term policies for the physical development of the county and is often referred to as “the constitution” for local government. This is only the third time in the county’s history that the General Plan has been comprehensively updated, and the first time since 1983.

goals of promoting agriculture, enhancing open space, and creating sustainable communities are the same as they have been over the past 50 years, the circumstances facing the county have changed. Issues such as the global economy, climate change, and the role of local government create new challenges to maintaining the county’s historic vision. The 2030 General Plan charts a course for the county over the next twenty years that will achieve its goals and address these concerns.

separate action items that will implement the variety of programs needed to realize the county’s vision, this plan works in coordination with the 2012 revision of the Operational Area Multi-jurisdictional Hazard Mitigation Plan.

Climate Change Action Plan

The Climate Action Plan represents a significant milestone for Yolo County, which has a long history of being in the forefront of the green movement with land use policies that emphasize growth management, open space preservation and agricultural protection. In 1982, Yolo County adopted an Energy Plan, which was one of the first of its kind. In 1985, the county landfill completed a gas-to-energy facility, which generates 20,000 kilowatt hours per year and captures 90% of methane emissions.

In 2007, Yolo County became one of 12 charter members from throughout the country to sponsor the Cool Counties Initiative, which pledges each county collectively to reduce greenhouse gas emissions by 80% by 2050. That same year, the county organized local

cities, special districts and UC Davis to form the Yolo County Climate Change Compact, providing an ongoing forum for exchanging information on how best to analyze and address greenhouse gas emissions.

In 2009, Yolo County adopted its 2030 General Plan, which contains more than 350 policies that deal with climate change, including the requirement to develop a Climate Action Plan. In addition to implementing General Plan policy, the Climate Action Plan also fulfills the requirements of state legislation, including Assembly Bill 32, Senate Bills 97 and 375, and Executive Order S-3-05.

The Climate Action Plan estimates that in 2008, the unincorporated area (excluding UC Davis, the Yocha Dehe Wintun Nation and special districts) produced 651,470 metric tons of carbon dioxide equivalents, or greenhouse gasses. Approximately 48% of those emissions are created by agriculture. Transportation and energy account for an additional 47%, with the remainder made up by such sectors as the landfill, wastewater treatment, construction, mining and stationary sources.

A target is established in the Climate Action Plan to reduce the 2008 emissions back to the levels estimated for 1990, or 613,651 metric tons. To achieve this target, 15 programs are proposed, including such measures as increasing renewable energy production, enhancing energy and water conservation, expanding alternative transportation, planting trees and reducing fertilizer application. In order to meet the reductions envisioned in the Cool Counties Initiative and state legislation, the Climate Action Plan also includes voluntary goals to reduce greenhouse emissions to 447,965 metric tons by 2030, and 122,730 metric tons by 2050.

Yolo OA Hazard Mitigation Plan Steering Committee

The core membership of the Steering Committee assembled to coordinate plan revision will constitute the Yolo Operational Area Hazard Mitigation Plan Steering Committee as it relates to future mitigation coordination. The Hazard Mitigation Plan Steering Committee will periodically meet and review the mitigation recommendations and strategies identified within this plan.

- This Committee will support the recommendations adopted by each jurisdiction for implementation and coordination on a state and regional basis.
- Each jurisdiction will review and adopt, as necessary, the work of the Hazard Mitigation Steering Committee on an annual basis.
- The Committee will review the quarterly progress reports on the implementation of the adopted hazard mitigation strategies brought forth by participating local and tribal government entities within the Yolo Operational Area.
- As required under prevailing state and federal requirements, this plan will be reviewed and updated on a five-year cycle. The strategies may be updated based on changing priorities and relieved constraints as identified below.

Hazard Mitigation Steering Committee Process

The Yolo Operational Area Hazard Mitigation Steering Committee will meet on an annual basis to review the progress made on the identified local hazard mitigation strategies. The Committee will also seek input on future hazard mitigation programs and strategies from the local hazard mitigation Steering Committee or representative from each of the participating jurisdictions.

- Contact and work with each Hazard Mitigation Strategy's Lead Agency for an annual progress report on funding and implementation of the program recommended.
- Receive an annual report from each jurisdiction on the status of the strategies adopted and implemented.
- Meet annually, with each political subdivision, to identify new hazard mitigation strategies to be pursued on a state and regional basis, and review the progress and implementation of those programs already identified.
- Meet annually to review the progress of the Hazard Mitigation program and bring forth community input on new strategies.
- Coordinate with and support the efforts of the Yolo County Office of Emergency Services to promote and identify resources and grant money for implementation of recommended hazard mitigation Strategies within local jurisdictions and participating public agencies.

Local Hazard Mitigation Steering Committee

Each participating local jurisdiction will establish a mechanism for the development and implementation of jurisdictional mitigation projects, as identified within this plan and associated locally-specific supporting documents. As deemed necessary and appropriate, participating jurisdictions will organize local mitigation Steering Committees or other groups to facilitate and administer internal activities.

Typically, the local Steering Committee may consist of representatives from any of the following agencies or groups:

- Administrative departments and offices
- Public works departments
- Community planning and development departments
- Facility management agencies
- Fire departments
- Finance departments
- Public utility agencies
- Business development agencies
- Community service/Public service agencies

When constituted and organized, local hazard mitigation Steering Committees or entities may perform the following mitigation functions to meet local goals and objectives:

- Continue to review and assess local hazard mitigation needs and capacities in conjunction with this plan and other supporting documents and information
- Revise key local mitigation data and information
- Receive and process supplemental and supporting hazard mitigation reference information and guidance as released by the state and/or FEMA
- Provide guidance to local emergency management in the integration of adopted risk information and adjustments to local mitigation activities
- Provide local hazard mitigation information and guidance to resident populations, inquiring organizations, vendors, and other interested parties
- Provide information and guidance to the local governing body relative to hazard mitigation issues, needs, gaps, and project activities

ELEMENT C.2. PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP)

§201.6(c)(3)(ii) [The hazard mitigation strategy shall include a] section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure. All plans approved by FEMA after October 1, 2008, must also address the jurisdiction’s participation in the NFIP, and continued compliance with NFIP requirements, as appropriate.

Despite the construction of massive and relatively effective flood control projects, California remains vulnerable to flooding. A rise in population and development contribute to increased flood risk throughout the state. Yolo County and the cities of Davis, Winters, West Sacramento and Woodland participate in the program. Yolo County has 434 square miles, 256,571 acres and 5,423 individual parcels of floodplain defined by the Federal Emergency Management Agency (FEMA) and the County of Yolo. The regulated floodplain areas are subject to flooding during severe storms. The Yolo County Flood Insurance Rate Maps (FIRM) was first published in 1980 and has been revised over time, mapping Special Flood Hazard Areas (SFHA). Yolo County also has an adopted comprehensive Floodplain Management Program. The jurisdictions participation in the NFIP program is shown in Table C-1.

To address participation and continued compliance with the NFIP the participating jurisdictions will continue to enforce and adopt floodplain management requirements, regulate new construction in special flood hazard areas, update maps for better identification of floodplains and floodplain management programs and activities.

Table C-1 Yolo County Jurisdictional Participation in the NFIP

CID #	Community Name	FHBM Identified	FIRM Identified	Current Effective Map Date	Reg-Emer Date	Tribal
060424	City of Davis	11/08/77	11/15/79	06/08/10	11/15/79	No
060728	City of West Sacramento		03/05/90	01/19/95	03/13/90	No
060425	City of Winters	01/23/74	12/01/78	06/18/10	12/01/78	No
060426	City of Woodland	02/01/74	10/16/79	05/16/12	10/16/70	No
060423	Yolo County	10/18/77	12/16/80	05/16/12	12/16/80	No

Data obtained from the FEMA Community Status Book Report, <http://www.fema.gov/fema/csb.shtm>

Given the flood hazard throughout Yolo County, an emphasis will be placed on continued compliance with the National Flood Insurance Program (NFIP) and participation by Yolo County and the City of West Sacramento in the Community Rating System. Other cities are encouraged to begin participating in the CRS. Detailed below is a description of the County’s flood management program to ensure continued compliance with the NFIP. Also to be considered are the numerous flood mitigation actions contained in this plan that support the ongoing efforts by the county and the cities to minimize the risk and vulnerability of the community to the flood hazard and to enhance their overall floodplain management programs.

Yolo County’s Flood Management Program

Yolo County has participated in the NFIP since December 16, 1980. Since then, the County has administered floodplain management regulations that meet the minimum requirements of the NFIP. Under that arrangement, residents and businesses paid the same flood insurance premium rates as most other communities in the country. In compliance with the NFIP, Yolo County adopted a Floodplain Management Ordinance (Title 8 Land Development & Zoning, Chapter 3 Flood Damage Prevention). Yolo County has participated in CRS since 2012. The activities credited by the CRS provide direct benefits to Yolo County and its residents, including:

- Enhanced public safety
- A reduction in damage to property and public infrastructure
- Avoidance of economic disruption and losses
- Reduction of human suffering
- Protection of the environment

Contained in Table C-2 is the NFIP policy and claims statistics for Yolo County as of March 2013. The NFIP claims statistics are historical back to 1982/1983 when NFIP started collecting this data.

Table C-2 NFIP Policy and Claims Statistics

Community	Total Premium	Current Policies	Total Coverage	Flood Losses	Dollars Paid Historical
Davis	\$234,692	304	\$94,104	11	\$189,021
West Sacramento	\$1,125,568	2,117	\$678,840	35	\$28,179
Winters	\$27,315	26	\$7,891	5	\$8,844
Woodland	\$1,412,284	1,233	\$346,208	5	\$67,520
Unincorporated Areas	\$966,689	1,112	\$273,037	194	\$2,275,154
Totals	\$3,766,548	4,792	\$1,400,080	250	\$2,568,718

Source: FEMA Region XI, NFIP Program

City of Davis

In compliance with the NFIP, the City of Davis adopted Article 8.05 FLOOD PREVENTION of the City of Davis Municipal Code. An emphasis in future planning and mitigation actions will be placed on continued compliance with the National Flood Insurance Program.

City of West Sacramento

The City of West Sacramento has been in the National Flood Insurance Program since the City incorporated in 1987, and prior to incorporation was in the National Flood Insurance

Program as part of Yolo County. The City began participation in the Community Rating System in 2010, receiving a Class 8 rating in 2011. The City maintains the Class 8 rating today. An emphasis in future planning and mitigation actions will be placed on continued compliance with the National Flood Insurance Program as well as the Community Rating System.

City of Winters

The City of Winters participates in the National Flood Insurance Program that was created through the National Flood Insurance Act passed by Congress in 1968. The intent of the program is to reduce future flood losses through local floodplain management and to provide protection for property owners against potential losses through flood insurance. As part of the agreement for making flood insurance available in the community, the National Flood Insurance Program required the City of Winters to adopt a floodplain management ordinance containing certain minimum requirements intended to reduce future flood losses.

On March 1, 1994, the City Council of the City of Winters adopted Ordinance 94-04, which included floodplain management regulations. Specifically, the purpose of the ordinance was to promote the public health, safety, and general welfare, and to minimize public and private losses to flood conditions in specific areas of the City.

On September 28, 2009, Winters city staff met with a representative from the Federal Emergency Management Agency (FEMA) for a "Community Assistance Visit." The purpose of the meeting was to provide City staff with the most current information on the National Flood Insurance Program (NFIP), give staff an opportunity to discuss concerns regarding floodplain management, and assess the City's enforcement of the local floodplain management ordinance that was adopted to meet the requirements of the NFIP.

The FEMA visit resulted in the determination that it was necessary to amend the City's Flood Damage Protection chapter of the municipal code to reflect changes to the NFIP and to clarify some of the requirements. To bring the City into compliance with the NFIP the City Council of the City of Winters adopted Ordinance 2010-03 on March 31, 2010 amending Chapter 15.64 of the Winters Municipal Code regarding flood damage protection.

City of Woodland

The City of Woodland continues to enforce the compliance with the NFIP through their Flood Plain Management Ordinance. However, as in much of California, FEMA is working with local governments to refine and remap the floodplains. These changes to flood mapping and zoning in Woodland may result in additional properties needing to be insured and evaluated in future plans.

ELEMENT C.3. MITIGATION GOALS

§201.6(c)(3)(i) [The hazard mitigation strategy shall include a] description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.

The information developed for the risk assessment was used as the primary basis for developing mitigation goals and objectives. Mitigation goals are defined as general guidelines explaining what each jurisdiction wants to achieve in terms of hazard and loss prevention.



Goal statements are typically long-range, policy-oriented statements representing jurisdiction-wide visions. Objectives are statements that detail how each jurisdiction’s goals will be achieved, and typically define strategies or implementation steps to attain identified goals. Other important inputs to the development of jurisdiction-level goals and objectives include performing reviews of existing local plans, policy documents, and regulations for consistency and complementary goals, as well as soliciting input from the public.

Strategic Planning Goals

The following represents overarching strategic goals associated with the identification and eventual implementation of appropriate and meaningful hazard mitigation efforts in relation to prioritized hazards and threats confronting the Yolo Operational Area. These goals form the basis for specific supporting process objectives and are shown from the highest priority, at the top of the list, to those of lesser importance.

The establishment of hazard mitigation goals represents both individual and collective strategies that have been mutually agreed upon by the Steering Committee, which represents the local and tribal jurisdictions, and major special public agencies within the Yolo Operational Area. Eventually, these goals will be adopted by each participating jurisdiction and public agency as the guiding policy behind local hazard mitigation efforts, in conjunction with other associated principles.

Goal 1:	Protection of life during and after the occurrence of disasters from identified hazards;
Goal 2:	Preventing loss of life and reducing the impact of damage where problems cannot be eliminated
Goal 3:	Protection of emergency response capability

Goal 4:	Protection of developed property, homes and businesses, industry, educational opportunities and the cultural fabric by combining hazard loss reduction with the community's environmental, social and economic needs
Goal 5:	Promoting public awareness of community hazards and mitigation measures and encouraging public participation in the planning objectives
Goal 6:	Preserving or restoring natural mitigation values such as flood plains.
Goal 7:	Protection of natural resources and the environment.

Planning Process Objectives

The following objectives are meant to serve as a metric upon which the Yolo Operational Area Hazard Mitigation Plan can be evaluated. Meeting these objectives assures the Multi Hazard Mitigation Plan as a functional document that identifies short-and long-term strategies, and describes each measure including:

Objective 1:	Identification of individuals, agencies or organizations responsible for project implementation.
Objective 2:	Projecting a realistic and doable time frame for project implementation.
Objective 3:	Explanation of how the project will be financed including the conditions for financing and implementation as information is available.
Objective 4:	Identification of alternative measures, should financing not be available.
Objective 5:	Maintain consistent support for the implementation of existing hazard mitigation planning goals and objectives for the operational area.
Objective 6:	Base mitigation strategies on hazards as identified within the Yolo OA Risk Assessment.
Objective 7:	Provide significant potential for the effective reduction of damage to public and/or private property, or to costs associated with local, state, and federal recovery from future potential impacts.
Objective 8:	Establish and maintain a benchmark for identifying the most practical, cost effective, socially acceptable, and environmentally sound mitigation solution after consideration of available alternatives.
Objective 9:	Address a repetitive problem, or one that has the potential to have a major impact on an area, reducing the potential for loss of life, loss of essential services and personal property, damage to critical facilities, economic loss, hardship or human

	suffering.
Objective 10:	Meet applicable permit requirements.
Objective 11:	Develop mitigation standards for development in hazardous areas.
Objective 12:	Contribute to both the short-and long-term solution to the hazard vulnerability risk problem.
Objective 13:	Assuring the benefits of a mitigation measure is equal to or exceeds the cost of implementation.
Objective 14:	Have manageable maintenance and modification costs.
Objective 15:	When feasible, be designed to accomplish multiple objectives including improvement of life safety, damage reduction, restoration of essential services, protection of critical infrastructure, security of economic development, recovery, and environmental sustainability.
Objective 16:	Whenever feasible, use existing resources, agencies and programs to implement the project.
Objective 17:	Include regional hazard mitigation concerns and strategies

ELEMENT C.4. MITIGATION ACTIONS AND PROJECTS

§201.6(c)(3)(ii) [The hazard mitigation strategy shall include a] section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure. All plans approved by FEMA after October 1, 2008, must also address the jurisdiction’s participation in the NFIP, and continued compliance with NFIP requirements, as appropriate.

§201.6(c)(3)(iv) For multi-jurisdictional plans, there must be identifiable action items specific to the jurisdiction requesting FEMA approval or credit of the plan.

In order to identify and select mitigation actions to support the mitigation goals, each hazard was identified in Element B. Only those hazards that were determined to be a priority hazard were considered in the development of hazard-specific mitigation actions. These priority hazards (in alphabetical order) are:

- Drought
- Earthquake
- Flood
- Severe Weather

- Wildfire

The Steering Committee eliminated the hazards identified below from further consideration in the development of mitigation actions because the risk of a hazard event in the County is unlikely or nonexistent, the vulnerability of the County is low, or capabilities are already in place to mitigate negative impacts. The eliminated hazards are:

- Dam Failure
- Volcano

It is important to note, however, that all the hazards addressed in this plan are included in the countywide multi-hazard public awareness mitigation action as well as in other multi-hazard, emergency management actions.

The Steering Committee developed 16 mitigation actions, which are listed in Table C-3. At their meeting, the Steering Committee came to consensus on the person and department responsible for completing a mitigation action worksheet for the county/participating jurisdictions for each identified mitigation action. The worksheet includes information on the background issues, possible alternatives, responsible office, cost estimate, benefits, potential funding, and ideas for implementation for each action.

Full descriptions of each mitigation action for this plan are provided in each community profile annex and a summary is provided on the following page.

Table C-3 Summary of New/Continued Mitigation Actions

SUMMARY OF NEW/CONTINUED MITIGATION ACTIONS					
Mitigation Action	Jurisdiction	New Action/2005 Action	Address Current/Future (new and Existing buildings) Development	Cont'd Compliance w/ NFIP	Comments
DROUGHT, EARTHQUAKE, FLOODING, SEVERE WEATHER, AND WILDFIRE HAZARDS ACTIONS					
All Hazards Public Awareness and Disaster Preparedness to include the following hazards: Drought, Earthquake, Flooding, Severe Weather, and Wildfire	Yolo County and the Cities of Davis, West Sacramento, Winters, Woodland, Yolo County Housing and Yocha Dehe Wintun Nation	2005	Yes	Yes	Important element of CRS program
Convene Local/Tribal Disaster Councils	Yolo County and the Cities of Davis, West Sacramento, Winters, Woodland, Yolo County Housing and Yocha Dehe Wintun Nation	NEW	Yes		
Integrate Local Hazard Mitigation Plan into Safety Element of General Plan	Yolo County and the Cities of Davis, West Sacramento, Winters, Woodland,	NEW	Yes		
Community Warning System	Yolo County and the Cities of Davis, West Sacramento, Winters, Woodland, Yolo County Housing and Yocha	2005	Yes	Yes	These systems are continually updated due to changing technology

SUMMARY OF NEW/CONTINUED MITIGATION ACTIONS					
Mitigation Action	Jurisdiction	New Action/2005 Action	Address Current/Future (new and Existing buildings) Development	Cont'd Compliance w/ NFIP	Comments
	Dehe Wintun Nation				
Care and Shelter Planning to include People with Disabilities, the Elderly, Access and Functional Needs, and Animals	Yolo County and the Cities of Davis, West Sacramento, Winters, Woodland, Yolo County Housing and Yocha Dehe Wintun Nation	NEW	Yes		Rapidly changing planning effort due to evolving best practices
Community Emergency Response Training	Cities of Davis and West Sacramento	NEW			Basic level of preparedness for families and neighborhoods
Develop Public Health and Mass Care Tiered Response System Countywide	Yolo County and the Cities of Davis, West Sacramento, Winters, Woodland, Yolo County Housing and Yocha Dehe Wintun Nation	NEW			Major advance in capability within medical and human services communities to meet needs of Yolo County residents
DROUGHT ACTIONS					
Drought Contingency Plan	Yolo County and the Cities of Davis, West Sacramento, Winters, Woodland, Yolo County Housing and Yocha Dehe Wintun Nation	NEW	Yes		

SUMMARY OF NEW/CONTINUED MITIGATION ACTIONS					
Mitigation Action	Jurisdiction	New Action/2005 Action	Address Current/Future (new and Existing buildings) Development	Cont'd Compliance w/ NFIP	Comments
EARTHQUAKE ACTIONS					
Non-Structural Mitigation Outreach Program	Yolo County and the Cities of Davis, West Sacramento, Winters, Woodland, Yolo County Housing and Yocha Dehe Wintun Nation	NEW			
FLOOD ACTIONS					
Cache Creek Flooding	Woodland, Yolo County	2005	Yes	Yes	
Flood Response Planning Project to Include GIS Mapping	Yolo County, West Sacramento	NEW	Yes	Yes	
Levee Improvements	West Sacramento	2005	Yes	Yes	
Promote Flood Insurance (Cont'd participation in the NFIP)	Yolo County and the Cities of Davis, West Sacramento, Winters, Woodland	NEW	Yes	Yes	
SEVERE WEATHER ACTIONS					
Emergency Power	Yolo County and the Cities of Davis, West Sacramento, Winters, Woodland	2005	Yes		
Winter Weather Preparedness Campaign	Yolo County and the Cities of Davis, West	NEW	Yes	Yes	

SUMMARY OF NEW/CONTINUED MITIGATION ACTIONS					
Mitigation Action	Jurisdiction	New Action/2005 Action	Address Current/Future (new and Existing buildings) Development	Cont'd Compliance w/ NFIP	Comments
	Sacramento, Winters, Woodland, Yolo County Housing and Yocha Dehe Wintun Nation				
WILDFIRE ACTIONS					
Fuel Reduction in Local Responsibility Areas	Yolo County and the Cities of Davis, West Sacramento, Winters, Woodland, Yolo County Housing and Yocha Dehe Wintun Nation	NEW	Yes		

ELEMENT C.5. MITIGATION STRATEGY ACTION PLAN

§201.6(c)(3)(iii) [The hazard mitigation strategy shall include an] action plan, describing how the action identified in paragraph (c)(3)(ii) of this section will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefit review of the proposed projects and their associated costs. §201.6(c)(3)(iv) For multi-jurisdictional plans, there must be identifiable action items specific to the jurisdiction requesting FEMA approval or credit of the plan.

Tables were developed to rank the mitigation projects using the following criteria; each project was assigned a priority rank, an approximate cost, a time horizon, whether the project requires Board of Supervisors regulatory action, and an assumption as to whether or not the project would be subject to CEQA or federal EIR requirements. Those highest priority projects for the county and the participating jurisdictions are on the following pages.

The cost benefit review process will be completed for each project that will be submitted during a given fiscal year. The general priorities of the cost benefit risk analysis will focus on projects that are lifesaving, life safety, property protection and lastly environmental protection. A ratio of at least three dollars of benefit for each dollar invested will be considered the minimum cost benefit ratio for any projects submitted within Yolo County and its participating jurisdictions.

ELEMENT C.6. PROJECT IMPLEMENTATION

§201.6(c)(4)(ii) [The plan shall include a] process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvements, when appropriate.

The Yolo County Office of Emergency Services will be the central coordination point for maintaining this plan and will serve as a lead staff for grant project applications on the countywide projects selected for application under the PDM grant program. Additionally, each jurisdiction applying for grant funds on their own will serve as lead staff for project implementation with assistance from the county and participating Steering Committee members as requested.

An important implementation mechanism that is highly effective and low-cost is incorporation of the hazard mitigation plan recommendations and their underlying principles into other county and city plans and mechanisms. Where possible, plan participants will use existing plans and/or programs to implement hazard mitigation actions. Mitigation is most successful when it is incorporated into the day-to-day functions and priorities of government and development. As described in this plan's capability assessment, the County and participating jurisdictions already implement policies and programs to reduce losses to life and property from hazards. This plan builds upon the momentum developed through previous and related planning efforts and mitigation programs and recommends implementing actions, where possible, through these other program mechanisms. These existing mechanisms include:

- County and City general and master plans
- County and City Emergency Operations Plans
- County and City ordinances
- Flood/storm water management/master plans
- Community Wildfire Protection plans
- Capital improvement plans and budgets
- Other plans and policies outlined in the capability assessments in the jurisdictional annexes
- Other plans, regulations, and practices with a mitigation focus

Steering Committee members involved in these other planning mechanisms will be responsible for integrating the findings and recommendations of this plan with these other plans, programs, etc., as appropriate. Implementation and incorporation into existing planning mechanisms will be done through the routine actions of:

- Monitoring other planning/program agendas
- Attending other planning/program meetings
- Participating in other planning processes
- Monitoring community budget meetings for other community program opportunities

The successful implementation of this mitigation strategy will require constant and vigilant review of existing plans and programs for coordination and multi-objective opportunities that promote a safe, sustainable community. A few examples of incorporation of the Local Hazard Mitigation Plan into existing planning mechanisms include:

- 1) As recommended by Assembly Bill 2140, each community should adopt (by reference or incorporation) this LHMP into the Safety Element of their General Plans. Evidence of adoption (by formal, certified resolution) shall be provided to CalEMA and FEMA
- 2) Integration of flood actions identified in this mitigation strategy with the actions and implementation priorities established in existing Flood Management Programs
- 3) Using the risk assessment information to update the hazards section in the County, Cities, Housing and Tribal Emergency Operations Plans

Efforts should continuously be made to monitor the progress of mitigation actions implemented through these other planning mechanisms and, where appropriate, their priority actions should be incorporated into updates of this hazard mitigation plan.

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Element D: Plan Review, Evaluation and Implementation

§201.6(d)(3) A local jurisdiction must review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit if for approval within 5 years in order to continue to be eligible for mitigation project grant funding.

ELEMENT D.1. CHANGES IN DEVELOPMENT

§201.6(d)(3) A local jurisdiction must review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit if for approval within 5 years in order to continue to be eligible for mitigation project grant funding.

Lying directly between the rapidly growing regions of Sacramento and the Bay Area, Yolo County has experienced and will continue to experience tremendous pressures for added residential, commercial and industrial development. The access provided by the Sacramento International Airport and the railroad, the West Sacramento Deep Water Channel, Interstates 5, 80 and 505, have created constant growth pressures in the county.

Yolo County at the time of the 2005 plan was in a period where many plans were being developed and executed to expand in the areas of residential housing, commercial and retail establishments. Since that time, the populations have increased, many new residential, commercial and retail developments were constructed and occupied. During the economic downturn, those same developments were either vacant and or foreclosed upon. Now, due to development changes and future development plans for the participating jurisdictions, the mitigation strategies contained in the 2005 plan were updated and revised to reflect what was happening countywide with development, current and projected population increases, risk, vacant structures and climate change. Also, due to the changes in development the mitigation efforts needed to be updated to align with the goals and objectives noted in this planning update.

Despite the growth spurt and then the market downturn the net result was slow growth for Yolo County. This plan was revised reflecting this process and anticipating a continued slow growth pattern which induces changes to our planning approach.

ELEMENT D.2. PROGRESS IN LOCAL MITIGATION EFFORTS

§201.6(d)(3) A local jurisdiction must review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit if for approval within 5 years in order to continue to be eligible for mitigation project grant funding.

This plan has been created as a “living” document with input from the population and professionals within Yolo County. Based on the planning meetings and the progress monitored by the steering committee members several mitigation actions were accomplished since the last planning cycle. Table D-1 on the following pages provide a brief description of the progress made in the local mitigation efforts and the plan for those mitigation actions that were not completed or are ongoing.

Table D-1 Progress in 2005 Local Mitigation Projects

Progress in 2005 Plan Local Mitigation Projects					
Jurisdiction/2005 Action	Complete	Ongoing	Not Started	2012 Project	Comments
Community Warning System Project – West Sacramento			X		Project not completed due to funding
Joint Davis/UC Davis Alerting System	X				Project was completed and fully implemented
Continue enforcement of County Codes and ordinances (Flood Damage Prevention) - County	X	X			Project is ongoing day to day work for county staff and will not be included in 2012 projects
Cache Creek Flooding		X		X	Project ongoing
All-Hazards Public Education – All Jurisdictions			X	X	Not completed or implemented will be carried over to a 2012 Project
Flood Response Plan- West Sacramento			X	X	Currently actively searching for grant money to complete this project
Develop Relationships with Partners – All Jurisdictions		X			Project is ongoing and will not be included in 2012 projects
Flood Warning System – Woodland			X		Project not completed due to funding and will be revised and added to new 2012 project
Levee Improvement Projects – West Sacramento		X		X	Project is ongoing and will carry over to 2012 projects
Terrorism Information Collection – All Jurisdictions	X	X			Project is ongoing for county/city and will not be included in 2012 projects; this will be addressed in specific response plans
Weed Abatement – All	X	X			Project is ongoing

Progress in 2005 Plan Local Mitigation Projects					
Jurisdictions					day to day work for county/city staff and will not be included in 2012 projects
Emergency Power – All Jurisdictions		X			Project is ongoing and will carry over to 2012 projects
Plant/Food/Animal Public Education Program			X		Project not completed due to funding; project will not carry over to 2012 plan
Continue Code Enforcement of Existing and Future Buildings	X	X			Project is ongoing and will not be included in 2012 projects as presented in 2005 plan

ELEMENT D.3. CHANGES IN PRIORITIES

§201.6(d)(3) A local jurisdiction must review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit if for approval within 5 years in order to continue to be eligible for mitigation project grant funding.

The overall priorities in Yolo County and the participating jurisdictions in this plan update have changed since the 2005 Mitigation Plan. Additionally, the strategies in which to support the overall county priorities have changed and are reflected in Element C. There were many projects that were either ongoing day-to-day business activities or were response related that were deleted from the 2005 project list and not carried over to this plan update. Several actions were completed and new projects were added to coincide with the changes in priorities, progress in local mitigation efforts and changes in development.

Politically the county has maintained its financially conservative nature in expending available funds and its overall desire to stay true to itself in remaining focused on agricultural preservation. With the lack of disasters and the decline of available funding, the mitigation strategies needed to be revised to fit the overall county priorities and be developed so that most could be started or accomplished for this next 5-year plan cycle.

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Element E: Plan Adoption

Requirement §201.6(c)(5) [The plan shall include...] Documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan (e.g., City Council, County commissioner, Tribal Council).

ELEMENT E.1. FORMAL ADOPTION DOCUMENTATION

ELEMENT E.2. YOLO COUNTY OPERATIONAL AREA HAZARD MITIGATION PLAN

Requirement §201.6(c)(5) [The plan shall include...] Documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan (e.g., City Council, County commissioner, Tribal Council).

The strategies presented are deemed appropriate and effective by recommendation of the Yolo Operational Area Hazard Mitigation Steering Committee, senior management of local and tribal governments and public agencies, and individual organizations and groups that have participate in its creation, or reviewed the end product.

Upon submission to the California Emergency Management Agency (Cal EMA) for review, and subsequent approval by the Federal Emergency Management Agency (FEMA), the approved plan will be presented to local and tribal governments, and public agency executive governance and leadership for formal adoption. As appropriate, adopted plans will then be incorporated into local general plans for integration into organizational policy.

Implementation

Upon approval and adoption by participating local and tribal government entities within the Yolo Operational Area, the prioritized mitigation strategies will be further developed for funding and implementation by the lead agencies. The plan describes the potential sources of Hazard Mitigation Strategy funding, and general procedures to obtain that funding.

The mitigation strategies represented and adopted within this plan are recommendations only, and must be approved and funded in order to be implemented as official mitigation solutions. Ultimately, it is the responsibility of jurisdictional and agency officials within the Yolo Operational Area to undertake project implementation based upon identified mitigation strategies, funding availability, and local need.

Plan Maintenance

The process of hazard mitigation does not end with the completion, approval, and adoption of this plan. Within the lifespan of this document (5 years), participating local and tribal governments, in conjunction with community-based organizations, will ensure that the mitigation goals and strategies identified are monitored, that plan administration will continue under a collaborative and cooperative umbrella, and that the document itself will be properly maintained.

The Yolo County Office of Emergency Services, as lead coordination agency for hazard mitigation planning within the Yolo OA, and will assist and support the ongoing collaborative efforts of local and tribal governments, through the established Hazard Mitigation Steering Committee.

Specific plan maintenance activities may include:

- Distribution of the Plan to all interested parties, including both written and digital formats
- Facilitation of regular Hazard Mitigation Steering Committee Meetings
- Monitoring of OA mitigation project activities and dissemination of status reports
- Generation of reports relative to plan status, project management, and revision updates to executive leadership
- Preparations for plan eventual revision and updating

References

State of California Hazard Mitigation Plan (2010)

Yolo County General Plan (2030)

Yolo County Emergency Operations Plan (2007)

Yocha Dehe Wintun Nation Emergency Operations Plan (2010)

City of West Sacramento Critical Facilities List

City of West Sacramento Strategic Plan

City of West Sacramento 2011 – 2012 Operations Budget

City of West Sacramento Organizational Chart

City of West Sacramento Guide to City Services

City of West Sacramento General Plan

City of West Sacramento Emergency Operations Plan

City of West Sacramento Flood Plain Management Plan

City of Winters Emergency Operations Plan – 2010

City of Winters General Plan – 1992

City of Woodland Emergency Operations Plan – 2010

City of Woodland General Plan – 2002

City of Woodland Economic Development Strategic Plan Update – 2002

City of Davis Emergency Operations Plan

City of Davis General Plan – 2007

City of Davis Climate Action Adaptation Plan (CAAP) 2010

County of Yolo – FY 2011-12 Budget

Department of Finance Data, Yolo County 2012

California Fire Plan 2003

U.S. Geological Survey (USGS) *Summary of Floods and Droughts in the Southwestern States* (2004)

Origins and Development: A Chronology of Disasters in California, California Governor's office of Emergency Services

City-Data.com

Local Mitigation Plan Review Guide, Federal Emergency Management Agency, (2011)

Multi-Hazard Mitigation Planning Guidance under the Disaster Mitigation Act of 2000

FEMA How To Guide #1, Getting Starting: Building Support for Mitigation Planning

FEMA How-To Guide #2, Understanding Your Risks: Identifying Hazards and Estimating Losses

FEMA How-To Guide #3, Developing the Mitigation Plan: Identifying Mitigation Actions and Implementation Strategies

FEMA How-To Guide #4, Bringing the Plan To Life: Implementing the Hazard Mitigation Plan

FEMA How-To Guide #5, Using Benefit-Cost Review in Mitigation Planning

FEMA How-To Guide #6, Integrating Historic Property and Cultural Resource Considerations into Hazard Mitigation Planning

FEMA How-To Guide #7, Integrating Manmade Hazards into Mitigation Planning

FEMA How-To Guide #8, Multi-Jurisdictional Mitigation Planning

FEMA How-To Guide #9, Using the Hazard Mitigation Plan to Prepare Successful Mitigation Projects

Disaster Recovery and Mitigation Handbook, California Emergency Management Agency

Characterization of Potential Seismic Sources in the Sacramento-San Joaquin Delta, California, FINAL TECHNICAL REPORT, U. S. Geological Survey, National Earthquake Hazards Reduction Program, 2009

County of Yolo National Flood Insurance Study

Legal Authorities

Federal Laws

- “The Federal Civil Defense Act of 1950”
- Public Law 96-342 “The Improved Civil Defense Act of 1980”
- Public Law 91-606 “Disaster Relief Act”
- Public Law 93-288 “The Robert T. Stafford Disaster Relief Act of 1974”
- Section 322, Mitigation Planning of the Robert T. Stafford Disaster Relief and Emergency Assistance Act
- Public Law 106-390 enacted by Section 104 of the Disaster Mitigation Act of 2000 (DMA)
- Interim Final Rule for DMA 2002 as published in the February 26,2002, at 44 CFR Part 201

State Laws & Plans

California Government Code, Section 3100, Title 1, Division 4, Chapter 4.

States those public employees are disaster service workers, subject to such disaster service activities as may be assigned to them by their superiors or by law. The term "public employees" includes all persons employed by the state or any county, city, city and county, state agency or public district, excluding aliens legally employed.

The law applies when:

- A local emergency has been proclaimed.
- A state of emergency has been proclaimed.
- A federal disaster declaration has been made.

This Section: Provides the basic authorities for conducting emergency operations following a proclamation of *Local Emergency*, *State of Emergency*, or *State of War Emergency*, by the Governor and/or appropriate local authorities, consistent with the provisions of this Act.

The California Emergency Plan - Revised

Promulgated by the Governor, and published in accordance with the Emergency Services Act, the Plan provides overall statewide authorities and responsibilities, and describes the functions and operations of government at all levels during extraordinary emergencies, including wartime. Section 8568 of the Act states, in part, that "...the State Emergency Plan shall be in effect in each political subdivision of the state, and the governing body of each political subdivision shall take such action as may be necessary to carry out the provisions thereof." Local emergency plans are, therefore, considered to be extensions of the California Emergency Plan.

California Civil Code, Chapter 9, Section 1799.102

This section of the California Civil Code provides for "Good Samaritan Liability" for those providing emergency care at the scene of an emergency. Specifically: "No person, who, in good faith and not for compensation, renders emergency care at the scene of an emergency, shall be liable for any civil damages resulting from any act or omission. The scene of an emergency shall not include emergency departments and other places where medical care is usually offered."

State Hazard Mitigation Plan (SHMP) - 2010

The State Hazard Mitigation Plan (SHMP) identifies policy, establishes goals, and stipulates actions associated with the implementation of enhanced hazard mitigation strategies for California. The SHMP is foundational for local government hazard mitigation planning efforts, and provides inter-organizational guidance and direction based upon established state agency actions and principles.

Operational Area Governmental Authorities & Plans

Local Codes and Ordinances

Local and tribal government codes, ordinances, and executive policies are identified within individual community information profiles, located in Section 2 of this plan.

Yolo Operational Emergency Plans

Local and tribal government emergency management plans and documents associated with hazard mitigation are identified in Section 2 of this plan.

Appendices

**COMMUNITY PROFILE INFORMATION
DOCUMENTATION OF THE PLANNING PROCESS
HAZUS MODELING
FORMAL ADOPTION DOCUMENTS**



Yolo County Housing
Community Profile Information

Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan

December 2012

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Yolo County Housing

BASIC OVERVIEW

Established in 1950, the Housing Authority of the County of Yolo is an independent California Public Housing Authority dedicated to providing individualized, community-oriented services to the residents of Yolo County and to those communities and organizations who serve them. Yolo County Housing (YCH) is a suite of three (3) agencies; Yolo County Housing, Dixon Housing Authority, and New Hope Community Development Corporation. YCH and its' allied organizations provide assistance to thousands of very low to moderate income persons through their various programs and agencies. In addition, through their agricultural housing program, YCH is home to hundreds of seasonal farm worker family members in the area.

YCH provides rental assistance through low cost housing that it owns and/or manages, through the Housing Choice Voucher program including Project Based Vouchers and the Homeownership program, as well as through housing programs provided by its non-profit subsidiary.

YCH is the owner and landlord of 438 units of housing in Davis, Woodland, Winters, West Sacramento, Esparto, Knight's Landing and Yolo. New Hope Community Development Corporation owns 47 senior and disabled units in Woodland. YCH is currently managing Pacifico within the City of Davis which has 48 units available for rent. In March 2012, YCH purchased an additional 48 units in Woodland.

The Housing Choice Voucher (HCV) program provides housing assistance payments through private landlords within Yolo County. The number of vouchers that are issued and leased is dependent on HUD funding and regulations.

YCH also provides 152 units of temporary housing to legal migrant farm workers during the growing season in Yolo County and 85 units through the Dixon Housing Authority located in Solano County.

YCH is a general partner in Eleanor Roosevelt Circle, 60 units of senior housing in Davis and manages 8 units of ADMH Transitional Housing in partnership with the County of Yolo. New Hope Community Development, Inc. is a general partner in Cesar Chavez Plaza, 52 units in Davis; and Rochdale Grange, 44 units in Woodland (Springlake area).

Yolo County Housing (YCH) is unique in that its' jurisdiction crosses over with our Operation Area partners. Therefore, hazards identified for City of Davis, City of West Sacramento, City of Woodland, City of Winters, Yocha Dehe Tribe (the Tribe) and the County of Yolo are congruent with hazards identified by YCH.

COMMUNITY PROFILE

YCH serves a diverse community through its' housing programs. As with any jurisdiction, it is difficult to capture exact numbers. Age demographics for owned rental units by location within the real estate services program are provided as of October 2011.

Real Estate Services/Families Served

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. YCH owns and/or manages units where the agency maintains the primary responsibility for emergency management and hazard mitigation. The table below provides the location and a "snapshot" of the age demographics and disabled of those communities as of 2011:

Area or Jurisdiction	Zip Code	# of Units	Total Tenants	Under 18	Age 18-54	Age 55-74	75+	SSI SSDI	SSA
Woodland	95776	132	431	192	168	57	14	45	68
Woodland	95695	48	48	2	19	17	10		
West Sacramento	95605	139	285	70	95	73	47	17	121
West Sacramento	95691	1	2	0	2	0	0	n/a	n/a
Winters	95694	124	426	222	176	21	7	17	35
Esparto	95627	16	65	35	22	5	3	1	4
Yolo	95697	10	33	13	17	3	0	1	2
Knights Landing	95645	10	43	24	18	1	0	0	0
Davis	95618	48 of 96	Up to 50 (varies)	0	50	0	0	n/a	n/a
Madison	95653	88	401	117	241	41	2	n/a	n/a
Davis	95620	64	238	85	132	20	1	n/a	n/a
Dixon	95620	85	317	85	160	68	4	n/a	n/a

** Ag. Units house tenants April through October on a seasonal basis and these numbers vary from year to year.

YCH leases five day care centers on-site at the following locations:

- 100 Myrtle Drive, Winters, CA
- 1280 Lemen Avenue, Woodland, CA
- 31150 County Road 105, Davis, CA
- 28289 Hwy. 16, Madison, CA
- 7290 Radio Station Rd, Dixon, CA

Housing Assistance/Families Served

The HCV program is a federal government program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses, and apartments. A housing subsidy is paid to the landlord directly by YCH on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

This program has tenants scattered throughout Yolo County. The table below shows a “snapshot” of the number of families participating in the HCV program by zip code and number of “head of households (HOH)” who are disabled or over the age of 62.

Zip Code	# of Households	# of HOH Disabled	%
95605	310	199	64%
95616	241	145	60%
95618	46	21	46%
95627	2	1	50%
95653	1	0	0%
95691	268	160	60%
95694	7	3	43%
95695	326	206	63%
95697	2	1	50%
95698	1	1	100%
95776	93	32	34%
95937	2	0	0%

Additional “snapshot” statistics for HCV families are:

- 823 HCV participants receive SSI benefits; this includes all members of the household who receive this type of income regardless of age or relationship.
- 608 HCV participants receive social security benefits and includes household members over the age of 62.
- 134 HCV participants are over the age of 80 years.

Limited English Proficiency

The YCH Language Assistance Plan as of 2009 identifies that the percentage of Limited English Persons of 15.52% Spanish and 5.96% Russian which can make emergency communications challenging in the event of a disaster.

INFRASTRUCTURE PROFILE

Water

YCH owns and operates its' own water wells and water supply at the following locations:

- El Rio Villa I, II, III, and IV, 63 Shams Way, Winters, CA 95694
- Davis Migrant Center, 31150 County Road 105, Dixon, CA 95620
- Dixon Migrant Center, 7290 Radio Station Road, Dixon, CA 95620

All other properties use the local jurisdiction water systems, i.e. City of Woodland, Madison Community Services District, etc.

Sewer

- El Rio Villa I, II, III, & IV, 63 Shams Way, Winters, CA 95694: YCH owns 1+ mile of sewer pipe and the lift station that feeds into the sewer. YCH and the City of Winters has a MOU for the provision of sewer services to the Winters development.
- Davis and Dixon Migrant Center: Operate sewer ponds on site.
- Yolo: Own and operate septic system for 12 units.

All other properties use the local jurisdiction sewer systems.

Streets

YCH owns streets and sidewalks in the following communities:

- El Rio Villa I, II, III, & IV, Winters, CA: Shams Way, Fredericks Drive, and Myrtle, Winters
- Yolano/Donnelly, Lemen Avenue and Donnelly Circle, Woodland
- Las Casitas, 665 and 685 Lighthouse Way, W Sacramento
- Riverbend Manor, 664 Cummins, W. Sacramento

Gas/Electricity/Power Poles/Propane

- Provided and maintained by utility companies serving each jurisdiction with the exception of Dixon Migrant Center which is owned **by** the U.S. Navy and requires outside contractors to service power poles.

GOVERNMENT

Yolo County Housing is a "political subdivision" of the *State of California; since it is a public body corporate and politic, and as such can exercise public and essential governmental functions and has all the necessary powers to carry out the purposes and provisions of the Housing Authorities Law. The "governing body" of the political subdivision currently consists of the seven Commissioners; five representatives which serve as the Yolo County Board of Supervisors and two consumers referred to as Tenant Commissioners.

YCH is converting to a new governance structure in 2012 which will consist of a five member Board of Governors (comprised of the five Yolo County Board of Supervisors) and a seven member Housing Commission.

*California Health and Safety Code Section 34310: An authority constitutes a corporate and politic public body, exercising public and essential governmental functions, and having all the powers necessary or convenient to carry out the purposes and provisions.

YCH Departments

Executive: Governance, Agency Management, Community and Housing Development, Legal Counsel (contract), and HUD Reporting.

Finance: Agency Budget, Accounts Payable/Receivables, HUD Reporting.

Facilities: Capital Improvement Projects, Construction Management, Risk Management/Mitigation, Utilities, HUD Reporting.

Resources: Information Technology, Human Resources, Risk Management/Mitigation, Contract Compliance, Emergency Services, ADA and Reasonable Accommodations.

Operations: Property Management, Maintenance (Public Works), Housing Assistance Program, Resident Services, Self-Sufficiency, and HUD Reporting.

YCH does not currently have in-house fire or police functions within the agency.

Inventory of Assets

Project Name	Address	City	Zip Code	Total Sq. Footage	Total Income Value
Administration Building	147 W. Main Street	Woodland	95695	25,000	4,286,178
Former Admin. Building Site	1224 Lemen Avenue	Woodland	95776	6,000	870,676
Day Care Center	1285-A Lemen Avenue	Woodland	95776	6,956	1,056,332
Recreation Bldg	1285-B&C Lemen Avenue	Woodland	95776	3,966	587,046
Computer Learning Center	1230-A Lemen Avenue	Woodland	95776		115,000
Yolano Village	Yolano Drive	Woodland	95776	53,292	8,391,705

Project Name	Address	City	Zip Code	Total Sq. Footage	Total Income Value
Donnelly Circle	Donnelly Circle	Woodland	95776	70,136	10,242,241
Park (Soccer Field, Playgrounds)	Yolano/Donnelly	Woodland	95776		
Cottonwood Meadows	120 N. Cottonwood	Woodland	95695	36,190	5,592,205
Helen M. Thomson Home #1		Woodland	95695	1,422	227,223
Winters Office & Community Room	63 Shams Way	Winters	95694	1,800	\$269,628 + rental income
Day Care Center	100 Myrtle Drive	Winters	95694	3,700	574,619
Park (Soccer Field, Playgrounds)		Winters	95694		
El Rio Villa I	Fredericks Drive	Winters	95694	24, 114	3,530,643
El Rio Villa II	Myrtle Drive	Winters	95694	26,528	3,781,832
El Rio Villa III	Owings Drive and Shams Way	Winters	95694	44,344	6,483,567
El Rio Villa IV	Purtell Place	Winters	95694	16,830	2,459,017
Multi Purpose Room/Kitchen	664 Cummins Way	W. Sac	95605	6,750	988,063
Office	664 Cummins Way	W. Sac	95605	1,505	227,078 plus rental Income
Riverbend Manor I	664 Cummins Way	W. Sac	95605	21,948	3,241,977
Riverbend Manor II	665 Lighthouse Drive	W. Sac	95605	13,143	1,942,714
Office/Computer Lab	685 Lighthouse Drive	W. Sac	95605	3,422	508,581 plus rental income

Project Name	Address	City	Zip Code	Total Sq. Footage	Total Income Value
Las Casitas	685 Lighthouse Drive	W. Sac	95605	78,854	11,521,704
Community Garden	664 Cummins Way	W. Sac	95605		
Playground	685 Lighthouse Drive	W. Sac	95605		
Helen M. Thomson Home #2		W. Sac	95691	2,269	306,223
Vista Montecito	Antelope Street Madison Street Plainfield Street	Esparto	95627	31,152	\$1,925,012 plus rental income
Playground	Antelope Street	Esparto	95627		
Ridgecut Homes	S. Oak Grove Avenue	Knights Landing	95645	8,410	1,230,537
Playground	S. Oak Grove Avenue	Kinghts Landing	95645		
Yolito	Washington Street Sacramento Street	Yolo	95697	8,370	1,224,768
Playground	Washington Street	Yolo	95697		
Davis Solar Homes	Alice Street Biscayne Bay Feather Place Islas Place	Davis	95616	9,000	1,344,638
Madison Office/Shop	29289 State Hwy. 16	Madison	95653	600	271,043
Day Care Center Community Room	29289 State Hwy. 16	Madison	95653	6,804	986,392
Madison Migrant Center	29289 State Hwy. 16	Madison	95653	79,436	11,620,150
Davis Office Community Room	31150 County Road 105	Dixon	95620	2,304	500,823

Project Name	Address	City	Zip Code	Total Sq. Footage	Total Income Value
Infant & Child Care Center	31150 County Road 105	Dixon	95620	5,928	865,040
Davis Migrant Center	31150 County Road 105	Dixon	95620	58,414	8,548,490
Playground/Soccer Field	31150 County Road 105	Dixon	95620		
Dixon Office Community Room	7290 Radio Station Road	Dixon	95620	5,598	925,442
Dixon Community Room #2	7290 Radio Station Road	Dixon	95620	4,200	610,798
Child Care Center	7290 Radio Station Road	Dixon	95620	8,974	1,299,387
Dixon Migrant Center	7290 Radio Station Road	Dixon	95620	74,567	10,944,108
Park, Playgrounds, Soccer Fields	7290 Radio Station Road	Dixon	95620		

Critical Facilities

The following owned facilities have been determined to be critical for Yolo County Housing to fulfill the requirements of its mission in the event of an emergency:

Name	Address
Administrative Building	147 W. Main, Woodland
Winters Housing Office (Alternate Hot Site)	63 Shams Way, Winters
Internet Service Provider	AT&T, Sprint/Nextel, and WAVE Cable
Winters Water Well	Winters Housing Complex, 63 Shams Way, Winters
Davis Water Well	Davis Migrant Center, 31150 County Road 105, Dixon
Dixon Water Well	Dixon Migrant Center, 7290 Radio Station Rd., Dixon
El Rio Villa Sewer Lift Station	Winters
Sewer Ponds/Pump Systems	Dixon Migrant Center and Davis Migrant Center

The following external critical facilities are necessary to fulfill the requirements of the mission of Yolo County Housing in the event of an emergency:

- PG&E
- Fire Departments and Fire Protection Districts
- Sheriff/Police Departments
- Hospitals and Emergency Medical Response
- Madison Community Services District
- Esparto Community Services District
- Knights Landing Community Services District
- City and County Public Works Departments

High Risk Hazards

As described in the community profile, the Yolo County Housing community (property and families served) cross over all jurisdictions. Therefore, risk hazards identified by the shared services partners in the Yolo County Multi-Hazard Mitigation Plan are adopted by YCH as risk hazards to life and property in our community.

Synopsis of Mitigation Strategies

In addition to mitigation strategies identified by shared services partners within this Plan, YCH has adopted the following mitigation strategies:

ALL HAZARDS

Project Description	Develop an advanced warning/alert system to residents in the event of a pending or current emergency utilizing cell phone text and land-line auto-dial system. This will enhance the protection of life and allow for an orderly evacuation.
Cost	Staff time and purchase of alerting system, installation and resident education.
Timeline/Schedule	Depending on cost and funding availability; completion target date is 2014.
Responsible Agency	Yolo County Housing
Financing	Partnerships; Operating Budget
Goal Addressed	<ul style="list-style-type: none"> ● Protect Life and Property ● Tenant Education and Awareness ● Increase Effectiveness of Emergency Services
Related Hazard	All hazards that involve emergency operations in the affected jurisdiction.

Project Description	Provide back up power to Emergency Operation Center to assure preservation of data and continued functions of agency in the event of a power failure and/or long term utility interruption..
Cost	\$125,000
Timeline/Schedule	TBD; seeking grant opportunities as the arise
Responsible Agency	Yolo County Housing

Financing	Grants; Operating Budget
Goal Addressed	<ul style="list-style-type: none"> Continued operations of EOC Ensure no service interruption
Related Hazard	All hazards that involve emergency operations.

DATA/TELECOMMUNICATIONS LOSS

Project Description	Ensure information/data system is adequately maintained and preserved through redundant off-site back-up systems including document imaging.
Cost	Staff Time Hardware/Software systems
Timeline/Schedule	December 31, 2012
Responsible Agency	Yolo County Housing
Financing	Operating Budget
Goal Addressed	<ul style="list-style-type: none"> Protect Information of YCH/HUD in the event of service interruption, natural or manmade threats/hazards Increase Effectiveness of Agency Operations
Related Hazard	<ul style="list-style-type: none"> Data/Telecom loss Utility loss

Yolo County Housing
Meeting Date: 04/11/2018

11.

Information

SUBJECT

Review and Approve the Proposed FY 2017 - 2018 Mid-Year Budget Review and Revisions through December 31, 2017 (Gillette)

Attachments

Staff Report

Att. A. Budget Analysis

Form Review

Form Started By: Julie Dachtler
Final Approval Date: 04/06/2018

Started On: 04/06/2018 09:24 AM



Yolo County Housing

Lisa A. Baker, Chief Executive Officer

147 W. Main Street
WOODLAND, CA 95695

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

DATE: April 11, 2018
TO: YCH Housing Commission
FROM: Lisa A. Baker, Chief Executive Officer
PREPARED BY: Jim Gillette, Finance Director
SUBJECT: REVIEW AND APPROVE THE PROPOSED FY 2017-2018 MID-YEAR BUDGET REVISIONS AND FINANCIAL INFORMATION THROUGH December 31, 2017

RECOMMENDED ACTIONS:

That the Housing Commission:

1. Appropriate additional identified revenue and approve the budgeting and expenditure of the additional funds as identified in the mid-year budget revision; and
2. Approve the expenditure of funds for line item expenses that were not included in the original budget; and
3. Authorize the Chief Executive Officer to implement the revised budget and recommendations.

BACKGROUND / DISCUSSION

The Department of Housing and Urban Development (HUD) requires a board approved budget be in place prior to the beginning of the Yolo County Housing (YCH) fiscal year. When this original budget is prepared, the best information available is used. However, there are many unknowns when the budget is prepared in March, April and May prior to the fiscal year's July 1 beginning. HUD funding is appropriated on a calendar year basis and the level of funding for the 2nd half of the agency fiscal year is completely unknown. In addition, due to the unusual nature of this year's national budgeting process, YCH did not have an approved budget until the end of March 2018 - 3 months after the end of the calendar year.

As part of YCH's commitment to prudent financial management, staff does a mid-year review of the annual budget to ensure that revenue and expenditure projections are prepared with the best available information.

As part of the mid-year budget revision process, Real Estate Services, Housing Assistance and Central Office management and staff have met with Finance staff members to discuss and review mid-year actual expenditures and revenues compared

to budgeted revenues and expenditures. During the course of the year, staff has line-item authority to transfer funds among various line items within each program without altering the program’s budget in total. The mid-year revision presented includes line item amounts after line item transfers have been entered and vary from the original budget approved in June in detail only, except as otherwise noted.

After review of the previously approved budgets and considering six months of actual expenditures (see attached detail schedules) and anticipated needs, staff has proposed to reallocate revenue and expenses as appropriate. Summarized below and explained in more detail on the following tables and pages, are the impact of these noted changes.

Table 1 - Current Approved Budget				
		Yolo Housing		
		Approved Annual Budget		
Program	Fund #	Operating Revenue	Operating Expenses	Operating Revenue in Excess of Expenses
AMP 1 – Woodland	101	1,186,851	1,170,638	16,214
AMP 2 – Winters	102	1,129,399	1,112,313	17,086
AMP 3 - West Sac	103	979,223	969,156	10,067
Admin Building	147	166,329	165,407	922
HCV Operations	200	1,198,532	1,178,880	19,652
Getting to Zero Vouchers *	251	165,680	165,680	-
COCC	310	2,196,972	2,134,855	62,116
Helen Thomson Homes *	320	30,750	29,566	1,184
Buckeye (IGT House)	323	-	-	-
New Hope CDC (Corp)	400	10,465	28,005	(17,540)
Cottonwood Meadows	401	338,126	332,195	5,930
Davis Migrant Center *	501	477,781	477,781	-
Madison Migrant Center *	502	631,945	631,945	-
Rehrman (Dixon) MC *	503	433,338	433,338	-
Davis Solar Homes	600	47,463	48,020	(557)
Pacifico *	700	183,649	183,649	-
ROSS Grant *	991	87,765	87,765	-
Total		9,264,267	9,149,193	115,074
HCV Vouchers		11,560,464	11,548,800	11,664

YOLO HOUSING									
Cost Center	Fund #	Operating Revenue		Operating Expenses		Other Income (Net)		Change in Fund Bal.	
		Approved Budget	PROPOSED REVISED BUDGET *	Approved Budget	PROPOSED REVISED BUDGET *	Approved Budget	PROPOSED REVISED BUDGET *	Approved Budget	PROPOSED REVISED BUDGET *
AMP 1 – Woodland	101	1,186,851	1,259,559	1,170,638	1,267,121	-	20,000	16,214	12,439
AMP 2 – Winters	102	1,129,399	1,172,557	1,112,313	1,202,277	350,000	350,000	367,086	320,280
AMP 3 - West Sac	103	979,223	1,028,081	969,156	1,033,839	-	-	10,067	(5,758)
Admin Building	147	166,329	166,329	165,407	165,407	167,892	167,892	168,814	168,814
HCV Operations	200	1,198,532	1,135,032	1,178,880	1,220,531	-	-	19,652	(85,499)
GTZ Vouchers *	251	165,680	63,490	165,680	63,490	-	-	-	-
COCC	310	2,196,972	2,077,797	2,134,855	2,084,105	-	8,112	62,116	1,803
Helen Thomson Homes *	320	30,750	29,191	29,566	29,191	-	-	1,184	-
Buckeye (IGT House)	323	-	-	-	3,380	-	338,000	-	334,620
New Hope CDC (Corp)	400	10,465	10,365	28,005	24,755	3,020	219	(14,520)	(14,171)
Cottonwood Meadows	401	338,126	377,484	332,195	332,533	-	-	5,930	44,951
Davis MC *	501	477,781	424,701	477,781	429,056	-	-	-	(4,355)
Madison MC *	502	631,945	627,286	631,945	637,082	-	-	-	(9,796)
Rehman (Dixon) MC *	503	433,338	426,193	433,338	450,192	-	-	-	(23,999)
Davis Solar Homes	600	47,463	46,285	48,020	67,846	-	-	(557)	(21,561)
Pacifico *	700	183,649	229,503	183,649	229,503	-	-	-	-
ROSS Grant *	991	87,765	87,765	87,765	87,765	-	-	-	-
Total		9,264,267	9,161,617	9,149,193	9,328,073	520,912	884,223	635,986	717,768
HCV Vouchers	200	11,560,464	11,560,464	11,548,800	11,548,800	-	-	11,664	11,664

* Cost reimbursement program

Significant changes from the approved budget to the proposed revised budget are discussed in summary below but are not all inclusive.

AMP 1 – Woodland (101)

Income earned by this program is restricted for use with the agency’s LIPH program. Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue**
 - Rents are based on a factor of household income, which is adjusted for changes during the year, rather than a set lease amount per month. Based on actual collected rents to date, total tenant revenues are expected to be about \$12,000 higher than what was originally projected for the year.

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

- Operating subsidy provided by HUD is expected to be about \$30,000 higher than originally projected due to increased allocations to the program.
- Capital fund revenue for operating subsidy for this program remains at zero since these funds continue to be used to cover some of the shortfall in AMP3 (West Sac). These funds can be distributed among the AMPs as needed, so the final decision on the actual allocation is determined as part of this mid-year budget update process.
- Capital funds of \$12,441 were used to fund the installation of security cameras installed at the site in FY2016, which increased the projected capital fund soft costs contributions by \$11,000
- Storm damage proceeds related to the 2017 winter storm damage claims filed with the California Office of Emergency Services of \$13,306 was received in December 2017.
- **Expenses**
 - Temporary staff was brought in to cover maternity leave during the year, which reduced the salaries and benefit costs in exchange for increased professional services costs of \$23,000.
 - A water leak on the property continued underground for some time before it was located and corrected, which drove up the projected cost for water at the property by \$10,000.
 - The years of drought followed by the wet winter required some significant tree trimming and removal estimated to total about \$25,000 for the year, which was a \$15,000 increase over our original estimate.
 - Due to a number of site repairs related to vandalism and rough unit turns, the estimated cost of maintenance staff was increased by \$25,000 for the year.
- **Non-Operating Revenue/(Expenses)**
 - In March, \$20,000 of appliance inventory was purchased using capital funds. Since the cost this inventory is recorded on the balance sheet, the revenue noted in the budget is shown as Non-Operating Revenue with a net impact of increasing fund balance by the amount contributed.

Though most of the additional costs will be funded with the increased revenue, staff anticipates that the costs of these significant repairs and security system will require the use of approximately \$7,000 of the cash reserves on hand.

AMP 2 – Winters (102)

Income earned by this program is restricted for use with the agency's LIPH program. Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue**

- Rents are based on a factor of household income, which is adjusted for changes during the year, rather than a set lease amount per month. Based on actual collected rents to date, total tenant revenues are expected to be in line with projections for the year.
- Operating subsidy provided by HUD is expected to be about \$40,000 higher than originally projected due to increased allocations to the program.
- Capital fund revenue for operating subsidy for this program remains at zero since these funds continue to be used to cover some of the shortfall in AMP3 (West Sac). These funds can be distributed among the AMPs as needed, so the final decision on the actual allocation is determined as part of this mid-year budget update process.

- **Expenses**

- Legal fees were increased by another \$15,781 (to cover the remaining amount of the \$25,000 deductible not spent in the prior year) for estimated attorney costs related to claim from an incident on the soccer field in July 2016.
- We installed a fiber internet connection to the site in 2017 and expected to qualify for the California Teleconnect Funds (CTF) which would have funded about 50% of the monthly cost. Unfortunately, this application was rejected by the CPUC, noting that this funding was only for community organizations like hospitals, schools, and libraries, not for cities, counties, or housing authorities. Since we have been unable to find another reliable option for this site, the estimated cost for this has been increased by \$12,000 for the year.
- A number of rough turns and repairs to a unit hit by a car has required an additional \$50,000 of materials (\$15,000 in dwelling equipment supplies), contract labor (\$10,000 in painting/decorating), and YCH maintenance staff \$25,000 in maintenance charges). These costs were partially offset by an insurance reimbursement from the car owner's insurance policy for \$10,000 shown in building repairs.

- **Non-Operating Revenue/(Expenses)**

- \$350,000 of capital funds are expected to be used for well repairs and improvements which will be captured as fixed assets on the balance sheet. The actual timing of the reimbursement for these improvements

is subject to change based on actual construction progress, therefore, the amount of actual revenue recognized in any period is subject to change.

Though some of the additional costs will be funded with the increased revenue and cost savings elsewhere, staff anticipates that the majority of these additional repair and legal costs will require the use of approximately \$30,000 of cash reserves on hand.

AMP 3 - West Sacramento (103)

Income earned by this program is restricted for use with the agency's LIPH program. Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue**

- Rents are based on a factor of household income, which is adjusted for changes during the year, rather than a set lease amount per month. Based on actual collected rents to date, total tenant revenues are expected to be about \$25,000 higher than what was budgeted for the year.
- Operating subsidy provided by HUD is expected to be about \$25,000 higher than originally projected due to increased allocations to the program.
- Capital fund revenue for operating subsidy for this program remains at \$138,209, which is the total of these funds for the year. These funds can be distributed among the AMPs as needed, so the final decision on the actual allocation is determined as part of this mid-year budget update process.

- **Expenses**

- Due to higher than expected water usage, a potential water leak or usage by an adjacent property owner tied into our water service is being investigated. Depending on what is uncovered in the investigation, the leak will need to be repaired or the adjacent owner billed for their usage. In order to be conservative by assuming the issue is a leak, the budget has been increased by \$10,000
- Unexpected sidewalk repairs were required as part of the replacement of vandalized mailboxes, which required an increase of \$11,000 to the grounds maintenance budget.

Though some of the additional costs will be funded with the increased revenue and cost savings elsewhere, staff anticipates that the majority of these additional repair and legal costs will require the use of approximately \$6,000 of cash reserves on hand.

Admin Building (147)

- Overall revenue and expense amounts are consistent with the approved budget.

HVC Operations (200-Administration)

Income earned by this program is restricted for use with the agency's HCV program. Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue:**
 - Continued upward pressure on rents throughout the year, without additional funding from HUD, has forced the program to reduce the number of families served by over 5%. This has reduced the expected administrative fees earned by \$65,000 since they are based on the number of vouchers leased as of the 1st of each month.
- **Expenses**
 - In 2017 CalPERS acknowledged that retirement contributions would need to increase significantly over the next few years in recognition of longer life expectancies and lower investment earnings on the funds invested to meet future retirement obligations. To address this issue, CalPERS has both increased the monthly amounts to be funded as well as an annual catchup charge, which YCH paid in July for the remainder of the year in order to take advantage of a discount for early payment. For the HCV program, this charge amounted to an extra \$40,000 as shown in Admin Retirement.
 - The majority of the projected savings of \$30,000 from prior years related to ongoing IT services required by this program did not materialize. Staff continues to work on ways to streamline processes and improve management of systems to ensure we are operating as efficiently and effectively as possible in this area.

HCV Vouchers (200-HAP)

Housing Assistance Payments (HAP), made on behalf of Housing Choice Voucher holders, are a direct pass through from HUD to individual landlords on behalf of eligible tenants. HAP is separate from funds earned by the HCV program for program administration. Any excess or shortage of allocation received to vouchers paid becomes part of the Net Restricted Position or NRP (formerly known as Net Restricted Assets or NRA) and is reported monthly to HUD and reconciled annually during the audit.

As rents have continued to climb in the market, voucher contributions per unit have also continued to rise at an even faster pace since the income for these families has not risen as quickly as rental rates. Therefore, the program has been forced to serve fewer families during the year than expected, even though the funding amount has been consistent with projections.

Getting to Zero Vouchers (251)

This program, funded by the Sutter Hospital Foundation and the City of Davis, provides for temporary housing assistance vouchers, with wrap-around case management services, to formerly homeless individuals enrolled in this transitional program. These temporary vouchers and wrap-around services provide a bridge to more permanent housing solutions to those individuals who complete the program.

As this is the initial year of this program, we experienced some delays in getting the program off the ground. These delays translate into the majority of the revenue and expenses being pushed in the FY 2018-2019 fiscal year.

COCC/General Fund (310)

Significant changes between the current line item budget and the mid-year adjustment include:

- **Revenue**

- In an effort to get the Davis Migrant Center rehabilitation contract approved, \$50,000 of administrative fees related to \$216,000 of old grant funding was contributed to fund additional work on the project. These fees were in the original budget at COCC before the project was finalized with HCD/OMS and USDA/RD.
- Maintenance charges are based on the actual hours worked for, and charged to, the various programs by COCC maintenance staff. The \$125,000 of additional revenue projected is related to an additional maintenance worker to cover work at some new programs and turning additional units during the year.

- **Expenses**

- Administrative payroll cost decreases of about \$80,000 correspond to the increase in professional services of \$61,500 related to temporary staff that was utilized until staff was hired later in the year.
- In 2017 CalPERS acknowledged that retirement contributions would need to increase significantly over the next few years in recognition of longer life expectancies and lower investment earnings on the funds invested to meet future retirement obligations. To address this issue, CalPERS has both increased the monthly amounts to be funded as well as an annual catchup charge, which YCH paid in July for the remainder of the year in order to take advantage of a discount for early payment. For COCC, this charge amounted to an extra \$80,000 as shown in Admin Retirement.
- This additional maintenance charges revenue noted above corresponds with increased personnel expenses, including \$70,000 increase to maintenance salaries.
- A six-month delay in getting the new trucks from the leasing company and higher sales prices achieved on the vehicles traded in created \$60,000 in savings for the year in vehicle leases.

- **Grants Management**

- As the grants management program has grown over the past two years, we have decided to separate the various types of grant revenue and expenses by region in order to improve control and reporting capabilities. The grant programs are grouped by municipality and are all essentially designed to be cost reimbursement programs with a small contribution to COCC to cover administrative costs.

These increased costs were primarily absorbed by the increased revenues and other cost decreases.

Helen Thompson Homes (320)

This is a cost reimbursement contract between YCH and the Yolo County Alcohol, Drug and Mental Health program for operation and maintenance of two homes (West Sacramento and Woodland). YCH provides management and maintenance, while another entity provides services to the residents.

Subsequent to the issuance of the current budget, this cost reimbursement program is no longer funding a replacement reserve as it had in the past. Instead, any expected capital improvement costs are to be negotiated into the annual agreement on an as-needed basis. The FY 2018-2019 budget will be the first year that this will be done so you can expect to see some changes to that budget format when it is presented.

YCH receives \$8,100 annually as an administrative fee for maintaining the homes.

IGT House (323)

This program was not in the original budget and the actual operating scope of work and budget is currently being negotiated. Since this is designed to be a cost reimbursement program that will be coming on line in the fourth quarter of FY 2017-2018, no budget is being presented at this time.

This house was purchased and is being improved by YCH with funds from the Intergovernmental Transfer Board passed through to Yolo County to provide living space for formerly incarcerated individuals on probation and working through a social reintegration program. The revenue to purchase and improve this capital asset is shown as non-operating since the costs are being capitalized by YCH onto the balance sheet.

New Hope CDC (400)

New Hope CDC (NHDCDC) has continued to evolve and now is a general partner in 3 real estate partnerships, the sole general partner in another, as well as the sole owner of Cottonwood Meadows Senior Apartments. Developer and management fee revenue earned by NHDCDC was recognized in prior years, so any current recognition of these amounts is updated for the audit at the end of the year and any related to changes are expected to be small. Therefore, the costs of managing this fund do not typically have much revenue to offset them each year so, as a result, costs are expected to exceed recognized revenue every year.

Significant changes between the current line item budget and the mid-year revision include:

- **Revenue**
 - Rental revenue for Cottonwood and fee revenue for NHCDC are consistent with projections.
- **Expenses**
 - Expenses are consistent with budget projections
- **Net Program Earnings**
 - These represent the donations and fees collected by NHCDC to run the various programs. The costs exceed the revenues this year as funds raised in the prior year are being spent this year.

Cottonwood Meadows Senior Apartments (401)

Cottonwood is a forty-seven unit senior apartment complex with affordable rents.

Significant changes between the current line item budget and the mid-year revision include:

- **Revenue**
 - Since the regulatory agreement with HCD expired at the end of last year, the various types of revenue are now being reorganized to reflect the new structure.
 - A final RHCP subsidy of \$14,258 from HCD related to program closeout was not anticipated in the original budget.
 - CDBG grant income of \$25,000 received from the City of Woodland during the year for design work on the stairs was not anticipated in the original budget this year.
- **Expenses**
 - Expenses are consistent with budget projections
 - \$15,000 of the additional revenue for this program is expected to be contributed to the OPEB reserve.
- **Non-Operating Revenue/(Expenses)**
 - In order to be consistent with the treatment of capital improvement funding in the other programs, the \$25,000 CDBG grant funding for the stair improvements will be moved to new accounts at the end of the year.

Davis Migrant Center (501)

The migrant center program is designed to be a cost reimbursement program from the Office of Migrant Services (OMS) which is part of the California Department of Housing

and Community Development (HCD). In this program, all revenue is remitted to OMS and approved expenses are reimbursed by OMS

Significant changes between the current line item budget and the mid-year revision include:

- **Revenue**

- Revenue includes a 20% advance from OMS which is then amortized over the last three months of the program, so actual revenue is front-loaded in the attached schedule.

- **Expenses**

- HCD/OMS determined that the replacement reserve funding required in their loan documents from USDA/RD of \$48,000 was not required this year due to the current level of reserves. By the end of year, the current capital improvement project is complete, these reserve funds will be depleted to the point where the funding will be required again in future years.
- The shortfall from operations related to higher utility bills is expected to be covered with OMS operating reserves currently held by YCH, so these would create an overall reduction in fund balance since the related revenue was recognized in prior years as the reserves were generated.

Madison Migrant Center (502)

The migrant center program is designed to be a cost reimbursement program from the Office of Migrant Services (OMS) which is part of the California Department of Housing and Community Development (HCD). In this program, all revenue is remitted to OMS and approved expenses are reimbursed from OMS

Significant changes between the current line item budget and the mid-year revision include:

- **Revenue**

- Revenue includes a 20% advance from OMS which is then amortized over the last three months of the program, so actual revenue is front-loaded in the attached schedule.

- **Expenses**

- The shortfall from operations related to higher utility bills is expected to be covered with OMS operating reserves currently held by YCH, so these would create an overall reduction in fund balance since the related revenue was recognized in prior years as the reserves were generated.

Rehrman (Dixon) Migrant Center (503)

The migrant center program is designed to be a cost reimbursement program from the Office of Migrant Services (OMS) which is part of the California Department of Housing and Community Development (HCD). In this program, all revenue is remitted to OMS and approved expenses are reimbursed from OMS

Significant changes between the current line item budget and the mid-year revision include:

- **Revenue**
 - Revenue includes a 20% advance from OMS which is then amortized over the last three months of the program, so actual revenue is front-loaded in the attached schedule.
- **Expenses**
 - The shortfall from operations related to higher utility bills is expected to be covered with OMS operating reserves currently held by YCH, so these would create an overall reduction in fund balance since the related revenue was recognized in prior years as the reserves were generated.

Davis Solar Homes (600)

The Davis Solar program is a rural farmworker program with construction of these seven agricultural housing units originally funded by the U.S. Department of Agriculture Rural Development. The last of these loans was repaid during the 2015 fiscal year and the units are now debt free with only a restricted use agreement with USDA remaining on title.

- **Revenue**
 - Dwelling rent and other revenue are consistent with the original budget amounts.
- **Expenses**
 - Unanticipated costs for roof repairs and higher than expected unit turn costs of \$21,561 will be taken out of the reserves on the property.

Pacifico (700)

This program is designed to be a cost reimbursement program from the City of Davis. In this program, all revenue is remitted to the City of Davis and approved expenses are reimbursed by the City of Davis.

Significant changes between the current line item budget and the mid-year revision include:

- **Revenue**

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

- The revenue shown on the attached schedules represents the cost amount being reimbursed by the City of Davis, which is consistent with the budget.
- Based on the structure of the program, rental receipts are treated as a liability to the City of Davis and paid quarterly. This project continues to have slightly positive cash flow.
- **Expenses**
 - Expenses are trending consistent with the original budget, except for a number of vandalism incidents during the year that cost over \$30,000 to repair. A new security camera system was installed at the property in an effort to address this excessive level of vandalism and damage.

ROSS Grant (991)

- A replacement three year ROSS grant of \$246,000 was awarded in February 2017 and effective through January 2020.
- This is a cost reimbursement program with an overall budget consistent with the original budget. Changes noted are the result of adjustments in coding of expenses rather than any significant change in costs.

FISCAL IMPACT

- The original agency budget (excluding HCV Voucher Payments or HAP) projected a net fund balance increase of \$635,986, which included \$417,892 of capital fund and other grant contributions where the costs are being captured on the balance sheet. This mid-year revision projects an overall net fund balance increase of \$717,768.
- Any fund balance increase from AMP or HCV Program Operations or HCV Vouchers is restricted for use within those programs.
- Final allocations and changes from HUD for funding could have a material impact on the AMP and HCV budgets.

CONCLUSION

Ignoring the impact of depreciation and excluding HCV landlord voucher payments, the mid-year budget analysis reveals that YCH is positioned to complete the year with an overall increase in fund balance for the portfolio of \$81,782 higher than projected, as long as there are no additional unforeseen circumstances.

Staff recommends acceptance of the December Operating Statements and approval of the 2017-2018 Mid-Year Budget Revision and the associated Recommendations as detailed above.

101.4520.00.000.00 PILOT	180	-	-	-	-	45,225	45,405	43,000	2,500	45,500	95	0.2%
101.4540.00.000.00 Administrative Benefits	1,651	1,983	2,012	1,732	1,995	1,638	11,012	26,145	-	26,145	15,134	57.9%
101.4540.01.000.00 Retired Benefits	809	809	809	809	809	809	4,856	8,500	-	8,500	3,645	42.9%
101.4540.04.000.00 OPEB Expense	-	-	-	-	-	-	-	30,000	-	30,000	30,000	100.0%
101.4540.20.000.00 Tenant Service Benefits	42	64	71	13	49	15	253	911	-	311	58	18.5%
101.4570.00.000.00 Collection Losses	-	-	-	-	-	-	-	5,000	5,000	10,000	10,000	100.0%
101.4600.01.000.00 OES Support Agreement	-	-	-	-	-	-	-	2,500	-	2,500	2,500	100.0%
101.6010.00.000.00 Prior period adjusting	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Expenses	144,669	110,904	94,024	86,423	91,155	150,448	677,623	1,170,638	96,483	1,267,121	589,498	46.5%
Net Operating Income/(Loss)	(22,489)	(14,728)	7,453	17,497	8,714	(13,285)	(16,997)	16,214	(7,561)	(23,775)	9,436	
101.9110.00.000.00 Transfers In - Hard Costs	-	-	-	-	-	159	159	-	20,000	20,000	19,841	99.2%
101.9200.00.000.00 Equity transfer In/Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
Non-Operating Revenue/(Expenses)	-	-	-	-	-	159	159	-	20,000	20,000	19,841	
Net Increase/(Decrease) In Fund Balance	(22,489)	(14,728)	7,453	17,497	8,714	(13,285)	(16,839)	16,214	(3,775)	12,439	29,277	
AMP2 (Winters)												
102.3110.00.000.00 Dwelling Rent - AMP2	52,511	53,809	55,293	55,566	55,890	57,334	330,402	660,506	-	660,506	330,104	50.0%
102.3200.00.000.00 HUD Operating Subsidy	56,340	34,186	34,186	34,010	34,227	34,227	227,175	408,539	40,000	448,539	221,364	49.4%
102.3210.00.000.00 CF Trans In - Op Funds (1406)	-	-	-	-	-	-	-	10,000	-	10,000	10,000	100.0%
102.3220.00.000.00 CF Trans In - Mgmt Impr (1408)	-	-	-	3,132	-	37	3,169	4,625	-	4,625	1,456	31.5%
102.3230.00.000.00 CF Trans In - Soft Costs	-	-	-	2,333	-	-	2,333	2,787	-	2,787	453	16.3%
102.3610.00.000.00 Interest Income	92	120	272	267	229	221	1,201	1,003	1,200	2,203	1,002	45.5%
102.3620.00.000.00 Gain/Loss Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	0.0%
102.3690.00.000.00 Other Income	30	20	1,485	30	1,485	791	3,841	6,060	-	6,060	2,219	36.6%
102.3690.00.000.00 Other Income - 44-02 Villa #1	904	76	-	134	40	100	1,253	2,591	-	2,591	1,337	51.6%
102.3690.00.000.00 Other Income - 44-04 Montecito	-	16	41	20	-	53	129	1,187	-	1,187	1,058	89.1%
102.3690.00.000.00 Other Income - 44-08 Villa #2	-	49	314	263	40	131	797	2,096	-	2,096	1,299	62.0%
102.3690.00.000.00 Other Income - 44-18 Villa #3	-	376	132	100	284	209	1,100	4,702	-	4,702	3,602	76.6%
102.3690.00.000.00 Other Income - 44-25 Villa #4	-	41	-	80	40	20	181	603	-	603	422	70.0%
102.3690.30.000.00 Other Government Revenue	-	-	-	-	-	-	-	-	-	-	-	0.0%
102.9111.04.000.00 Transfer In - Cap Fund Mgmt Fee for COCC	-	-	-	-	-	26,659	26,659	24,701	1,958	26,659	-	0.0%
Total Operating Revenue	109,877	88,692	91,722	95,934	92,234	119,781	598,240	1,129,399	43,158	1,172,557	574,317	49.0%
102.4110.00.000.00 Administrative Salaries	6,336	10,374	6,545	6,662	6,666	9,025	45,608	94,374	-	94,374	48,766	51.7%
102.4125.01.000.00 Admin. P/R Taxes- Social Security/Medical	438	713	447	456	455	643	3,153	7,717	(1,200)	6,517	3,364	51.6%
102.4125.02.000.00 Admin. P/R Taxes - SUI	4	14	21	22	8	12	81	710	-	710	629	88.6%
102.4125.04.000.00 Admin. Retirement	9,261	671	443	450	455	593	11,873	7,158	9,000	16,158	4,284	26.5%
102.4125.05.000.00 Admin. Workers Comp	-	-	282	-	-	300	582	542	-	542	(41)	-7.5%
102.4125.06.000.00 Admin. Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
102.4130.00.000.00 Legal Fees	3,320	-	825	-	-	515	4,660	4,500	15,781	20,281	15,621	77.0%
102.4140.00.000.00 Training	271	641	796	140	381	127	2,357	3,500	-	3,500	1,143	32.7%
102.4150.00.000.00 Travel	435	18	539	69	346	-	1,408	1,600	-	1,600	192	12.0%
102.4170.00.000.00 Accounting Services	-	-	-	-	-	-	-	-	-	-	-	0.0%
102.4170.04.000.00 Contract Services Plan Updates	3,609	-	-	822	1,176	24	5,631	5,100	5,000	10,100	4,469	44.2%
102.4170.05.000.00 Contract Service	-	-	-	-	-	-	-	-	-	-	-	0.0%
102.4170.10.000.00 Professional Services	2,649	32	30	3,818	-	-	6,528	2,500	4,100	6,600	72	1.1%
102.4171.00.000.00 Auditing	-	-	-	4,737	-	4,821	9,558	16,000	-	16,000	6,442	40.3%
102.4180.00.000.00 147 Rent	337	337	337	337	337	337	2,021	4,042	-	4,042	2,021	50.0%
102.4190.00.000.00 Postage	188	30	555	35	119	653	1,579	1,200	500	1,700	121	7.1%
102.4190.01.000.00 Office Supplies	253	-	227	21	137	-	638	1,800	-	1,800	1,162	64.6%
102.4190.02.000.00 Printing & Copier Usage Charges	69	68	200	113	190	65	706	1,500	375	1,875	1,169	62.4%
102.4190.03.000.00 Telephone	3,403	2,114	651	1,833	1,876	2,121	11,998	7,500	12,000	19,500	7,502	38.5%
102.4190.04.000.00 Fair Housing Services	-	-	417	-	-	417	833	1,750	-	1,750	917	52.4%
102.4190.05.000.00 Dues and Subscriptions	55	-	-	-	-	-	55	500	-	500	445	89.0%
102.4190.07.000.00 Computer Support & License Fees	5,823	-	-	-	-	600	6,423	11,000	-	11,000	4,577	41.6%
102.4190.11.000.00 Office Equipment	-	-	-	-	-	-	-	-	-	-	-	0.0%
102.4190.12.000.00 Office Machines/Leases	246	50	246	246	281	(400)	670	1,200	-	1,200	531	44.2%
102.4190.13.000.00 Administrative Other	-	-	-	-	-	-	-	-	-	-	-	0.0%
102.4190.14.000.00 Criminal Background Checks	62	111	-	35	-	-	208	1,000	-	1,000	792	79.2%
102.4190.15.000.00 Personnel Cost (Temps)	-	-	-	-	-	-	-	-	-	-	-	0.0%
102.4190.20.000.00 Advertising	73	-	-	-	-	-	73	750	-	750	677	90.3%
102.4190.23.000.00 Computer Equipment	160	1,101	23	-	-	-	1,285	1,200	200	1,400	115	8.2%
102.4210.00.000.00 Tenant Service Salaries	-	17	512	522	600	571	2,222	8,268	-	8,268	6,046	73.1%
102.4215.01.000.00 Tenant Svc. P/R Taxes- Social Security/Me	-	1	37	40	46	44	168	707	-	707	539	76.3%
102.4215.02.000.00 Tenant Svc. P/R Taxes - SUI	-	-	14	31	34	35	115	238	-	238	123	51.8%
102.4215.03.000.00 Tenant Svc. P/R Taxes - FUTA	-	-	-	-	-	-	-	-	-	-	-	0.0%
102.4215.04.000.00 Tenant Svc. Retirement	-	1	19	1	3	-	24	546	-	546	521	95.5%
102.4215.05.000.00 Tenant Svc. Workers Comp	-	-	165	-	-	161	326	50	500	550	223	40.6%
102.4215.06.000.00 Tenant Svc. Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
102.4220.00.000.00 Tenant Services Materials	-	-	-	-	-	-	-	700	-	700	700	100.0%
102.4221.00.000.00 Tenant Liaison	150	150	150	150	150	150	900	1,800	-	1,800	900	50.0%
102.4310.00.000.00 Water - AMP2	4,107	6,700	2,663	2,225	10,333	4,213	30,241	57,770	5,000	62,770	32,529	51.8%
102.4320.00.000.00 Electricity - AMP2	4,299	4,091	697	2,374	3,807	3,020	18,287	37,869	-	37,869	19,582	51.7%
102.4330.00.000.00 Gas - AMP2	39	58	24	9	9	13	151	612	-	612	461	75.3%
102.4390.00.000.00 Sewerage - AMP2	454	454	1,574	454	340	454	3,728	14,647	(5,000)	9,647	5,919	61.4%
102.4390.15.000.00 City of Winters Sewer Svc. and Main. MOI	12,974	12,974	12,974	12,974	12,974	12,974	77,841	162,708	-	162,708	84,867	52.2%
102.4400.01.000.00 AMP Management Fee	9,168	9,236	10,201	9,372	9,439	9,439	56,855	114,890	-	114,890	58,035	50.5%
102.4400.02.000.00 AMP Bookkeeping Fee	1,963	1,020	1,035	1,035	1,043	1,043	7,138	12,750	-	12,750	5,612	44.0%
102.4400.03.000.00 AMP Asset Management Fee	1,400	1,400	1,400	1,400	1,400	1,400	8,400	17,000	-	17,000	8,600	50.6%
102.4400.04.000.00 Cap Fund Mgmt Fee (1410)	-	-	-	-	-	26,659	26,659	24,701	1,958	26,659	-	0.0%
102.4401.00.000.00 IT Services	1,609	2,491	1,208	755	586	656	7,305	23,400	-	23,400	16,095	68.8%
102.4420.01.000.00 Electrical Supplies	-	592	1,286	-	574	139	2,590	6,000	-	6,000	3,410	56.8%
102.4420.02.000.00 Plumbing Supplies	1,144	2,232	1,447	892	807	-	6,522	9,000	-	9,000	2,478	27.5%
102.4420.03.000.00 Painting Supplies	27	259	94	-	-	-	381	1,500	-	1,500	1,119	74.6%
102.4420.04.000.00 Chemical Supplies	-	172	56	425	42	-	695	1,000	-	1,000	305	30.5%
102.4420.05.000.00 Lumber and Hardware	977	1,298	2,107	1,730	275	528	6,915	13,000	-	13,000	6,085	46.8%
102.4420.08.000.00 Dwelling Equipment/Supplies	1,190	4,318	2,635	2,998	2,139	903	14,183	5,000	15,000	20,000	5,817	29.1%
102.4420.09.000.00 Maintenance Equip/Supplies	-	-	-	-	-	-	-	750	-	750	750	100.0%
102.4421.08.000.00 Stoves/Parts	-	-	-	-	-	-	-	-	-	-	-	0.0%
102.4422.08.000.00 Refrigerators/Parts	-	-	-	-	-	-	-	-	-	-	-	0.0%
102.4423.08.000.00 Fire Protection/Testing/Monitor	204	-	533	1,208	167	2,111	3,500	-	3,500	1,389	39.7%	
102.4430.00.000.00 Grounds Maintenance Projects	-	-	42	375	125	542	1,250	-	1,250	708	56.6%	
102.4430.01.000.00 Electrical Repair/Contract	205	661	-	-	-	-	866	1,300	-	1,300	434	33.4%
102.4430.02.000.00 Plumbing Repair/Contract	-	2,534	-	1,726	-	-	4,260	10,000	-	10,000	5,740	57.4%
102.4430.03.000.00 Painting/Decorating/Contract	-	4,635	-	1,221	8,341	-	14,197	7,500	10,000	17,500	3,303	18.9%
102.4430.04.000.00 Garbage Removal	3,236	2,309	3,236	2,309	3,236	2,309	16,634	34,000	-	34,000	17,366	51.1%
102.4430.05.000.00 Chemical Treatment/Contract	2,240	-	-	2,240	340	-	4,820	11,000	-	11,000	6,180	56.2%
102.4430.07.000.00 Minor Equipment Repairs	-	-	-	-	-	-	-	100	-	100	100	100.0%
102.4430.08.000.00 Major Equipment Repairs</												

102.4431.00.000.00 Landscaping Maintenance Contract	35	2,507	2,507	2,507	3,831	3,831	15,220	37,000	-	37,000	21,780	58.9%
102.4431.05.000.00 Trash/Yolo County Landfill	835	-	299	333	381	365	2,213	3,000	-	3,000	787	26.2%
102.4434.00.000.00 Tree Trimming	-	-	-	-	-	2,341	2,341	5,000	4,000	9,000	6,659	74.0%
102.4436.00.000.00 Maintenance Charges from Others	20,353	34,060	25,189	26,633	22,405	16,541	145,180	185,224	25,000	210,224	65,044	30.9%
102.4480.00.000.00 Protective Services	-	-	-	-	122	145	267	800	-	800	533	66.6%
102.4510.01.000.00 General Liability Insurance	4,656	-	-	-	-	-	4,656	4,203	1,000	5,203	548	10.5%
102.4510.03.000.00 Property Insurance	18,531	-	-	-	-	-	18,531	18,093	750	18,843	312	1.7%
102.4520.00.000.00 PILOT	302	-	-	-	-	38,593	38,895	41,000	-	41,000	2,105	5.1%
102.4540.00.000.00 Administrative Benefits	508	1,999	2,095	1,933	2,091	985	9,610	16,134	-	16,134	6,524	40.4%
102.4540.01.000.00 Retired Benefits	1,665	1,665	1,665	1,665	1,665	1,665	9,990	21,000	-	21,000	11,010	52.4%
102.4540.04.000.00 OPEB Expense	-	-	-	-	-	-	-	10,000	-	10,000	10,000	100.0%
102.4540.20.000.00 Tenant Services Benefits	3	14	71	13	3	3	108	311	-	311	203	65.3%
102.4570.00.000.00 Collection Losses	-	-	-	-	-	-	-	5,000	(4,000)	1,000	1,000	100.0%
102.4600.01.000.00 OES Support Agreement	-	-	-	-	-	-	-	2,500	-	2,500	2,500	100.0%
102.6010.00.000.00 Prior period adjusting	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Expenses	129,753	114,157	88,021	98,365	91,100	149,400	670,796	1,112,313	89,964	1,202,277	531,481	44.2%
Net Operating Income/(Loss)	(19,877)	(25,466)	3,701	(2,431)	1,135	(29,618)	(72,556)	17,086	(46,806)	(29,720)	42,836	
102.9110.00.000.00 Transfers In - Hard Costs	124,651	-	-	174,350	66,780	159	365,939	350,000	-	350,000	(15,939)	-4.6%
102.9200.00.000.00 Equity transfer In/Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
Non-Operating Revenue/(Expenses)	124,651	-	-	174,350	66,780	159	365,939	350,000	-	350,000	(15,939)	
Net Increase/(Decrease) In Fund Balance	104,774	(25,466)	3,701	171,919	67,915	(29,460)	293,383	367,086	(46,806)	320,280	26,897	

AMP3 (West Sacramento)

103.3110.00.000.00 Dwelling Rent - AMP3	42,259	42,542	42,717	42,399	43,354	44,855	258,127	483,189	25,000	508,189	250,063	49.2%
103.3200.00.000.00 HUD Operating Subsidy	42,294	25,664	25,664	25,533	25,694	25,694	170,541	309,096	25,000	334,096	163,555	49.0%
103.3210.00.000.00 CF Trans In - Op Funds (1406)	-	-	-	-	-	-	-	138,209	-	138,209	138,209	100.0%
103.3220.00.000.00 CF Trans In - Mgmt Impr (1408)	-	-	-	2,331	-	149	2,480	4,640	2,500	7,140	4,661	65.3%
103.3230.00.000.00 CF Trans In - Soft Costs	-	-	-	2,333	-	-	2,333	2,787	-	2,787	453	16.3%
103.3610.00.000.00 Interest Income	72	74	115	118	106	99	584	726	400	1,126	542	48.1%
103.3620.00.000.00 Gain/Loss Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	0.0%
103.3690.00.000.00 Other Income	531	-	436	-	299	343	1,609	2,955	-	2,955	1,345	45.5%
103.3690.00.000.1 Other Income- 44-15 RSM #1	77	97	301	169	76	121	840	4,237	(2,500)	1,737	897	51.6%
103.3690.00.000.1 Other Income- 44-17 RSM #2	74	60	440	60	38	(20)	651	6,000	(4,500)	1,500	848	56.6%
103.3690.00.280.00 Other Income- 44-28 Las Casitas	29	245	211	734	1,043	405	2,667	2,683	1,000	3,683	1,016	27.6%
103.3690.30.000.00 Other Government Revenue	-	-	-	-	-	-	-	-	-	-	-	0.0%
103.9111.04.000.00 Transfer In - Cap Fund Mgmt Fee for COCC	-	-	-	-	-	26,659	26,659	24,701	1,958	26,659	-	0.0%
Total Operating Revenue	85,335	68,681	69,884	73,676	70,609	98,306	466,492	979,223	48,858	1,028,081	561,589	54.6%

103.4110.00.000.00 Administrative Salaries	5,987	11,095	6,932	7,075	6,986	6,688	44,764	96,411	(4,000)	92,411	47,648	51.6%
103.4125.01.000.00 Admin. P/R Taxes- Social Security/Medical	392	752	474	485	478	459	3,040	7,891	(1,000)	6,891	3,851	55.9%
103.4125.02.000.00 Admin. P/R Taxes-SUI	4	14	21	22	8	12	81	688	-	688	607	88.2%
103.4125.04.000.00 Admin. Retirement	9,548	766	476	483	484	471	12,229	7,367	9,000	16,367	4,138	25.3%
103.4125.05.000.00 Admin. Workers Comp	-	-	279	-	-	293	572	554	500	1,054	482	45.7%
103.4125.06.000.00 Admin. Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
103.4130.00.000.00 Legal Fees	-	-	-	-	-	-	-	2,750	-	2,750	2,750	100.0%
103.4140.00.000.00 Training	271	234	463	140	381	127	1,617	4,000	(750)	3,250	1,633	50.2%
103.4150.00.000.00 Travel	276	93	384	211	186	117	1,267	3,000	(750)	2,250	983	43.7%
103.4170.00.000.00 Accounting Services	-	-	-	-	-	-	-	-	-	-	-	0.0%
103.4170.04.000.00 Contract Services Plan Updates	3,609	-	-	822	1,176	24	5,631	5,100	5,000	10,100	4,469	44.2%
103.4170.05.000.00 Contract Services	-	-	-	-	-	-	-	-	-	-	-	0.0%
103.4170.10.000.00 Professional Services	2,637	32	59	3,818	-	118	6,664	2,500	4,500	7,000	336	4.8%
103.4171.00.000.00 Auditing	-	-	-	4,737	-	4,821	9,558	16,000	-	16,000	6,442	40.3%
103.4180.00.000.00 147 Rent	337	337	337	337	337	337	2,021	4,042	-	4,042	2,021	50.0%
103.4190.00.000.00 Postage	116	30	555	20	272	341	1,335	1,000	750	1,750	415	23.7%
103.4190.01.000.00 Office Supplies	307	(6)	343	226	114	123	1,107	1,500	-	1,500	393	26.2%
103.4190.02.000.00 Printing & Copier Usage Charges	65	78	52	33	134	122	484	900	475	1,375	891	64.8%
103.4190.03.000.00 Telephone	763	857	2,253	(788)	764	615	4,463	9,000	-	9,000	4,537	50.4%
103.4190.04.000.00 Fair Housing Services	-	-	417	-	-	417	833	1,750	-	1,750	917	52.4%
103.4190.05.000.00 Dues and Subscriptions	-	-	-	-	-	-	-	750	-	750	750	100.0%
103.4190.07.000.00 Computer Support & License Fees	5,764	-	-	-	-	600	6,364	11,000	-	11,000	4,636	42.1%
103.4190.11.000.00 Office Equipment	-	-	-	-	-	-	-	-	-	-	-	0.0%
103.4190.12.000.00 Office Machines/Leases	331	50	331	331	366	1,465	2,875	6,000	-	6,000	3,126	52.1%
103.4190.13.000.00 Administrative Other	-	-	-	-	-	-	-	50	-	50	50	100.0%
103.4190.14.000.00 Criminal Background Checks	111	70	83	28	-	-	-	291	700	700	409	58.4%
103.4190.15.000.00 Personnel Cost (Temps)	-	-	-	-	-	-	-	-	-	-	-	0.0%
103.4190.18.000.00 Taxes, Fees, and Assessments	-	-	-	6,448	23	6,471	7,000	-	-	7,000	529	7.6%
103.4190.20.000.00 Advertising	73	-	-	-	-	-	73	500	-	500	427	85.5%
103.4190.23.000.00 Computer Equipment	160	830	55	-	-	-	1,045	1,200	-	1,200	155	12.9%
103.4210.00.000.00 Tenant Service Salaries	189	298	694	638	768	619	3,207	7,792	-	7,792	4,585	58.8%
103.4215.01.000.00 Tenant Svc. P/R Taxes - Social Security/Me	3	10	40	37	46	36	173	666	-	666	494	74.1%
103.4215.02.000.00 Tenant Svc. P/R Taxes-SUI	-	-	16	30	32	29	107	234	-	234	127	54.3%
103.4215.03.000.00 Tenant Svc. P/R Taxes - FUTA	-	-	-	-	-	-	-	-	-	-	-	0.0%
103.4215.04.000.00 Tenant Svc. Retirement	2	9	19	-	7	-	38	514	-	514	477	92.7%
103.4215.05.000.00 Tenant Svc. Workers Comp	-	-	165	-	-	161	326	47	500	547	221	40.3%
103.4215.06.000.00 Tenant Svc. Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
103.4220.00.000.00 Tenant Services Materials	-	(343)	-	21	-	-	(322)	100	-	100	422	422.0%
103.4221.00.000.00 Tenant Liaison	100	100	100	100	100	100	600	2,400	-	2,400	1,800	75.0%
103.4310.00.000.00 Water - AMP3	2,594	4,936	4,842	4,514	2,942	2,621	22,450	32,760	10,000	42,760	20,310	47.5%
103.4320.00.000.00 Electricity - AMP3	2,438	2,940	6,322	2,474	2,854	3,458	20,486	38,908	-	38,908	18,422	47.3%
103.4330.00.000.00 Gas - AMP3	337	296	354	345	390	667	2,390	7,798	-	7,798	5,409	69.4%
103.4390.00.000.00 Sewerage - AMP3	4,119	4,305	4,305	4,305	4,305	4,305	25,645	51,920	-	51,920	26,276	50.6%
103.4400.01.000.00 AMP Management Fee	9,439	9,236	10,125	9,372	9,575	9,372	57,119	112,471	-	112,471	55,352	49.2%
103.4400.02.000.00 AMP Bookkeeping Fee	1,043	1,035	1,028	1,035	1,058	1,035	6,233	12,500	-	12,500	6,268	50.1%
103.4400.03.000.00 AMP Asset Management Fee	1,390	1,390	1,390	1,390	1,390	1,390	8,340	17,000	-	17,000	8,660	50.9%
103.4400.04.000.00 Cap Fund Mgmt Fee (1410)	-	-	-	-	-	26,659	26,659	24,701	1,958	26,659	-	0.0%
103.4401.00.000.00 IT Services	734	2,928	1,268	819	1,836	344	7,929	23,400	(5,000)	18,400	10,471	56.9%
103.4420.01.000.00 Electrical Supplies	442	413	801	397	83	37	2,173	5,000	-	5,000	2,827	56.5%
103.4420.02.000.00 Plumbing Supplies	2,712	983	542	1,133	1,097	537	7,005	5,000	3,000	8,000	995	12.4%
103.4420.03.000.00 Painting Supplies	-	275	-	-	-	-	275	1,000	-	1,000	725	72.5%
103.4420.04.000.00 Chemical Supplies	96	-	-	357	-	-	453	1,000	-	1,000	547	54.7%
103.4420.05.000.00 Lumber and Hardware	1,239	1,831	864	653	1,857	583	7,028	10,000	3,500	13,500	6,472	47.9%
103.4420.08.000.00 Dwelling Equipment/Supplies	9,462	-	2,499	2,348	2,650	451	17,411	20,000	5,000	25,000	7,589	30.4%
103.4420.09.000.00 Maintenance Equip/Supplies	-	-	-	35	405	194	635	1,000	-	1,000	365	36.5%
103.4421.08.000.00 Stoves/Parts	-	-	-	-	-	-	-	-	-	-	-	0.0%
103.4422.08.000.00 Refrigerators/Parts	-	-	-	-	-	-	-	-	-	-	-	0.0%
103.4423.08.000.00 Fire Protection/Testing/Monitor	672	356	745	624	1,207	1,512	5,116	7,000	1,500	8,500	3,384	39.8%
103.4430.00.000.00 Grounds Maintenance Projects	465	-	-	42	-	125	632	4,000	11,000	15,000	14,368	95.8%

103.4430.07.000.00 Minor Equipment Repairs	-	-	-	-	-	169	169	500	-	500	331	66.3%
103.4430.08.000.00 Major Equip Repair / Maint	90	-	-	162	-	-	252	1,000	8,000	9,000	8,748	97.2%
103.4430.10.000.00 Uniform and Mat Service	82	82	82	82	82	82	491	750	-	750	259	34.6%
103.4430.11.000.00 Building Repairs	-	437	-	-	1,855	-	2,292	4,000	-	4,000	1,708	42.7%
103.4430.12.000.00 Janitorial Service	-	-	-	-	-	-	-	-	-	-	-	0.0%
103.4431.00.000.00 Landscape Maintenance Contract	-	1,969	1,969	1,969	2,979	2,979	11,867	28,500	-	28,500	16,633	58.4%
103.4431.05.000.00 Trash/Yolo County Landfill	-	-	73	18	38	-	129	300	-	300	171	56.9%
103.4434.00.000.00 Tree Trimming	800	5,650	1,350	900	-	-	8,700	3,000	7,000	10,000	1,300	13.0%
103.4435.00.000.00 Resident Watering Contracts	-	-	-	-	-	-	-	-	-	-	-	0.0%
103.4436.00.000.00 Maintenance Charges from Others	13,758	17,895	8,855	8,700	10,355	6,700	66,263	136,552	-	136,552	70,290	51.5%
103.4480.00.000.00 Protective Services	-	-	-	-	-	-	-	1,200	-	1,200	1,200	100.0%
103.4510.00.000.00 Flood Insurance	14,605	-	8,181	-	-	-	22,786	49,194	-	49,194	26,407	53.7%
103.4510.01.000.00 General Liability Insurance	4,370	-	-	-	-	-	4,370	4,484	-	4,484	114	2.5%
103.4510.03.000.00 Property Insurance	14,000	-	-	-	-	-	14,000	15,636	-	15,636	1,636	10.5%
103.4520.00.000.00 PILOT	(85)	-	-	-	-	36,032	35,947	35,000	1,000	36,000	53	0.1%
103.4540.00.000.00 Admin Benefits	1,872	2,000	2,103	2,033	2,036	1,973	12,018	27,044	-	27,044	15,026	55.6%
103.4540.01.000.00 Retired Benefits	809	809	809	809	809	809	4,856	7,200	-	7,200	2,345	32.6%
103.4540.04.000.00 OPEB Expense	-	-	-	-	-	-	-	10,000	-	10,000	10,000	100.0%
103.4540.20.000.00 Tenant Service Benefits	21	14	71	3	40	3	153	233	-	233	81	34.6%
103.4570.00.000.00 Collection Losses	-	-	-	-	-	-	-	1,000	500	1,500	1,500	100.0%
103.4600.01.000.00 OES Support Agreement	-	-	-	-	-	-	-	2,500	-	2,500	2,500	100.0%
103.6010.00.000.00 Prior period adjusting	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Expenses	127,534	79,077	77,981	70,054	72,808	124,168	551,621	969,156	64,683	1,033,839	482,218	46.6%
Net Operating Income/(Loss)	(42,199)	(10,396)	(8,097)	3,622	(2,199)	(25,862)	(85,130)	10,067	(15,825)	(5,758)	79,371	

103.9110.00.000.00 Transfers In - Hard Costs	-	-	-	-	-	159	159	-	-	-	(159)	0.0%
103.9200.00.000.00 Equity transfer In/Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
Non-Operating Revenue/(Expenses)	-	-	-	-	-	159	159	-	-	-	(159)	
Net Increase/(Decrease) In Fund Balance	(42,199)	(10,396)	(8,097)	3,622	(2,199)	(25,704)	(84,971)	10,067	(15,825)	(5,758)	79,213	

Administrative Building

147.3200.00.000.00 Rent Income Commercial	2,900	2,900	2,900	2,900	2,900	2,900	17,400	35,331	-	35,331	17,931	50.8%
147.3230.00.000.00 CF Trans In - Debt Svc (interest)	-	-	-	3,413	-	2,136	5,549	2,280	-	2,280	(3,269)	-143.4%
147.3400.00.000.00 Space Rental Income	10,727	10,727	10,727	10,727	10,727	10,727	64,359	128,718	-	128,718	64,359	50.0%
147.3620.00.000.00 Gain/Loss sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	0.0%
147.3690.00.000.00 Other Income	-	-	-	-	-	-	-	-	-	-	-	0.0%
147.3700.00.000.00 CFFP - Debt Svc Payments (interest portio)	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Revenue	13,627	13,627	13,627	17,039	13,627	15,762	87,308	166,329	-	166,329	79,021	47.5%

147.4130.00.000.00 Legal Fees	-	-	-	-	-	-	-	-	-	-	-	0.0%
147.4171.00.000.00 Audit Fees (CF cost certs for CFFP)	-	-	-	-	-	-	-	-	-	-	-	0.0%
147.4190.18.000.00 Taxes, Fees & Assessments	2,512	-	-	-	-	-	2,512	3,000	-	3,000	488	16.3%
147.4190.23.000.00 Computer/AV/Office Equipment	-	81	-	-	-	-	81	32,000	-	32,000	31,919	99.7%
147.4310.00.000.00 Water- West Main	265	524	442	471	275	199	2,176	3,360	-	3,360	1,184	35.2%
147.4320.00.000.00 Electricity- West Main	4,218	4,191	4,197	2,315	1,874	1,574	18,368	27,394	-	27,394	9,026	32.9%
147.4330.00.000.00 Gas- West Main	23	20	21	19	20	54	157	2,051	-	2,051	1,894	92.3%
147.4390.00.000.00 Sewerage- West Main	83	78	87	82	83	78	492	915	-	915	423	46.3%
147.4401.00.000.00 IT Services	-	438	625	188	-	125	1,375	9,750	-	9,750	8,375	85.9%
147.4420.00.000.00 Maintenance Supplies	413	471	394	433	220	441	2,371	6,000	-	6,000	3,629	60.5%
147.4421.00.000.00 Building Maintenance	338	522	-	55	-	-	915	4,000	-	4,000	3,085	77.1%
147.4430.00.000.00 Mat Service	209	139	139	139	209	139	976	2,000	-	2,000	1,024	51.2%
147.4430.04.000.00 Trash Pick-Up	-	-	116	31	121	-	268	1,500	-	1,500	1,232	82.1%
147.4431.00.000.00 Landscape Maintenance	-	279	279	279	384	384	1,606	3,500	-	3,500	1,894	54.1%
147.4436.00.000.00 Maintenance Charges from Others	770	1,680	1,365	1,050	1,050	840	6,755	40,352	-	40,352	33,597	83.3%
147.4480.00.000.00 Protective Services	777	777	777	777	777	750	4,638	12,000	-	12,000	7,362	61.4%
147.4510.01.000.00 General Liability Insurance	259	-	-	-	-	-	259	-	-	-	(259)	0.0%
147.4510.03.000.00 Property Insurance	2,029	-	-	-	-	-	2,029	2,280	-	2,280	251	11.0%
147.4550.00.000.00 Bank Fees	-	-	-	-	-	-	-	-	-	-	-	0.0%
147.4550.01.000.00 Bank Fees for Loans	295	-	-	-	-	-	295	-	-	-	(295)	0.0%
147.4580.01.000.00 Interest Exp-Loan #1 \$2,240,000 Loan	1,162	1,651	1,593	1,486	1,499	1,414	8,805	15,305	-	15,305	6,500	42.5%
147.4800.00.000.00 Depreciation Expense	-	-	-	-	-	-	-	-	-	-	-	0.0%
147.6010.00.000.00 Prior Period Adjustments	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Expenses	13,353	10,852	10,037	7,326	6,512	5,999	54,079	165,407	-	165,407	111,328	67.3%
Net Operating Income/(Loss)	274	2,775	3,590	9,713	7,114	9,763	33,229	922	-	922	(32,307)	

147.9110.00.000.00 CF Trans In - Debt Svc (principal pmt)	-	-	-	38,562	-	25,847	64,409	167,892	-	167,892	103,483	61.6%
Net Increase/(Decrease) In Fund Balance	274	2,775	3,590	48,275	7,114	35,610	97,638	168,814	-	168,814	71,176	

HCV Administration

200.3025.00.000.00 Admin Fees Earned from HUD	91,834	91,836	91,836	91,836	91,261	91,261	549,864	1,187,532	(65,000)	1,122,532	572,668	51.0%
200.3610.01.000.00 Interest Income-Admin Reserve	113	110	95	108	107	99	633	1,500	-	1,500	867	57.8%
200.3620.00.000.00 Gain/Loss Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	0.0%
200.3690.00.000.00 Fraud Income (50%)	-	267	74	22	10	32	405	2,000	(1,000)	1,000	596	59.6%
200.3690.01.000.00 Port In Admin Fees	1,740	1,740	762	4,960	51	(0)	9,253	7,500	2,000	9,500	247	2.6%
200.3690.02.000.00 Other Income	-	-	-	-	-	-	-	-	-	-	-	0.0%
200.3690.03.000.00 Vehicle Lease Revenue	-	-	13	110	59	190	372	-	500	500	128	25.5%
Total Operating Revenue	93,687	93,953	92,780	97,035	91,488	91,583	560,526	1,198,532	(63,500)	1,135,032	574,506	50.6%

200.4110.00.000.00 Administrative Salaries	28,709	43,122	29,063	30,272	31,747	30,924	193,838	389,033	4,000	393,033	199,196	50.7%
200.4110.10.000.00 FSS Coordinator Salaries	-	-	-	-	982	2,273	3,255	23,817	(15,000)	8,817	5,562	63.1%
200.4115.01.000.00 FSS P/R Taxes - Social Security/Medicare	-	-	-	-	65	150	215	2,036	(1,500)	536	321	59.9%
200.4115.02.000.00 FSS P/R Taxes - SUI	-	-	-	-	-	-	-	221	(200)	21	21	100.0%
200.4115.04.000.00 FSS Retirement	-	-	-	-	61	142	203	1,572	(1,000)	572	369	64.5%
200.4115.05.000.00 FSS Workers Comp	-	-	-	-	-	42	42	143	-	143	101	70.8%
200.4125.01.000.00 Admin. P/R Taxes - Social Security/Medicare	1,910	2,971	2,028	2,090	2,213	2,154	13,367	33,262	(2,000)	31,262	17,895	57.2%
200.4125.02.000.00 Admin. P/R Taxes - SUI	65	165	173	182	36	119	740	3,149	(1,000)	2,149	1,409	65.6%
200.4125.04.000.00 Admin. Retirement	41,533	2,955	1,983	2,056	2,118	2,242	52,887	31,784	40,000	71,784	18,897	26.3%
200.4125.05.000.00 Admin. Workers Comp	-	-	1,070	-	-	1,162	2,232	2,334	-	2,334	102	4.4%
200.4125.06.000.00 Admin. Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
200.4130.00.000.00 Legal Fees	-	-	-	-	-	-	-	-	-	-	-	0.0%
200.4140.00.000.00 Training	-	778	-	-	-	50	828	7,500	(4,000)	3,500	2,672	76.4%
200.4150.00.000.00 Travel	969	406	-	-	-	-	1,376	6,500	(2,500)	4,000	2,624	65.6%
200.4170.04.000.00 Contract Service Plan Updates	-	-	-	1,025	3,729	504	5,258	3,500	6,000	9,500	4,242	44.6%
200.4170.10.000.00 Professional Services	448	154	2,818	-	1,833	394	5,646	7,500	-	7,500	1,854	24.7%
200.4171.00.000.00 Auditing	-	-	-	5,789	-	5,893	11,682	15,000	-	15,000	3,318	22.1%
200.4180.00.000.00 147 Rent	2,803	2,803	2,803	2,803	2,803	2,803	16,820	33,640	-	33,640	16,820	50.0%
200.4190.00.000.00 Office Supplies	461	860	83	681	139	330	2,555	3,500	500	4,000	1,445	36.1%
200.4190.01.000.00 Postage	1,609	628	490	788	679	949	5,143	13,000	-	13,000	7,857	60.4%
200.4190.02.000.00 Printing & Copier Usage Charges	1,202	1,992	1,101	2,609	2,183	1,986	11,073	25,000	3,194	28,194	17,121	60.7%
200.4190.03.000.00 Telephone	1,382	751	603	183	821	817	4,557	7,000	2,000	9,000	4,443	49.4%
200.4190.04.000.00 Other Misc. Costs	-	-	-	-	-	-	-	200	-	200	200	100.0%
2												

200.4190.07.000.00 Computer Support & License Fees	26,104	-	-	-	-	2,000	28,104	26,000	2,500	28,500	396	1.4%
200.4190.12.000.00 Office Machines/Leases	147	601	147	147	680	(446)	1,275	1,200	1,000	2,200	925	42.0%
200.4190.14.000.00 Criminal Background Checks	175	196	167	1,408	1,296	346	3,589	4,000	2,000	6,000	2,411	40.2%
200.4190.16.000.00 Meeting Supplies/Expense	44	-	-	-	-	76	120	100	150	250	130	52.1%
200.4190.17.000.00 Office Equipment	-	-	-	-	-	-	-	500	(500)	-	-	0.0%
200.4190.20.000.00 Advertising	448	-	-	584	149	-	1,181	3,000	-	3,000	1,819	60.6%
200.4190.23.000.00 Computer Equipment	160	-	108	-	-	-	268	1,500	(500)	1,000	732	73.2%
200.4230.10.000.00 Contract Services	7,404	6,715	3,438	4,761	2,368	1,045	25,731	18,000	12,000	30,000	4,269	14.2%
200.4400.06.000.00 HCV Management Fee	17,328	17,100	17,256	17,064	16,812	16,824	102,384	210,960	(6,000)	204,960	102,576	50.0%
200.4400.07.000.00 HCV Bookkeeping Fee	10,830	10,688	10,785	10,665	10,508	10,515	63,990	131,850	(3,750)	128,100	64,110	50.0%
200.4401.00.000.00 IT Services	1,856	3,988	3,081	3,969	3,013	2,688	18,594	9,750	25,000	34,750	16,156	46.5%
200.4420.00.000.00 Maintenance Supplies	-	-	-	-	-	-	-	-	-	-	-	0.0%
200.4420.07.000.00 Gas / Oil	179	29	63	25	55	24	376	750	-	750	375	49.9%
200.4430.00.000.00 Maintenance Contracts	-	-	-	-	-	-	-	-	-	-	-	0.0%
200.4430.01.000.00 Vehicle Repair & Maintenance	18	-	145	116	305	176	760	6,150	(5,000)	1,150	390	33.9%
200.4430.10.000.00 Uniforms	-	-	-	103	-	-	103	275	-	275	172	62.5%
200.4436.00.000.00 Maintenance Charges from Others	-	-	-	-	33	-	33	343	(243)	100	68	67.6%
200.4510.00.000.00 Insurance	349	-	-	-	-	-	349	-	350	350	1	0.4%
200.4510.01.000.00 General Liability Insurance	5,300	-	-	-	-	-	5,300	7,770	(1,500)	6,270	970	15.5%
200.4510.02.000.00 Auto Insurance	704	291	388	-	-	-	1,383	880	650	1,530	147	9.6%
200.4540.00.000.00 Admin Benefits	7,673	7,190	7,045	8,288	8,302	8,235	46,732	97,273	(11,000)	86,273	39,541	45.8%
200.4540.01.000.00 Retired Benefits	1,487	1,487	1,487	1,487	1,487	1,487	8,921	20,000	(2,000)	18,000	9,079	50.4%
200.4540.02.000.00 FSS Coordinator Benefits	1	2	-	1	1	751	756	3,888	-	3,888	3,132	80.6%
200.4540.04.000.00 OPEB Expense	-	-	-	-	-	-	-	15,000	-	15,000	15,000	100.0%
200.4600.01.000.00 OES Support Agreement	-	-	-	-	-	-	-	2,500	-	2,500	2,500	100.0%
200.5615.10.000.00 Other Interest/Penalties	-	73	-	100	-	-	173	-	-	-	(173)	0.0%
200.6010.00.000.00 Prior period adjusting	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Expenses	161,299	105,945	87,573	97,196	94,419	97,906	644,338	1,178,880	41,651	1,220,531	576,193	47.2%
Net Increase/(Decrease) In Fund Balance	(67,612)	(11,992)	5,207	(161)	(2,930)	(6,323)	(83,812)	19,652	(105,151)	(85,499)	(1,687)	

HCV Housing Assistance Payments (HAP)

200.8020.00.000.00 HAP Contributions Received from HUD	983,949	983,949	983,949	965,977	810,446	961,642	5,689,912	11,557,049	-	11,557,049	5,867,137	50.8%
200.8020.02.000.00 HAP Fraud Income (50%)	-	267	74	22	10	32	405	3,415	-	3,415	3,010	88.2%
Total Operating Revenue	983,949	984,216	984,023	965,999	810,456	961,674	5,690,317	11,560,464	-	11,560,464	5,870,148	50.8%
200.8101.00.000.00 HAP Payments	-	-	-	(1,908)	-	-	(1,908)	-	-	-	1,908	0.0%
200.8101.01.000.00 HAP Payments for Incoming Ports	7,222	3,057	2,755	7,994	5,904	6,251	33,183	35,000	-	35,000	1,817	5.2%
200.8101.02.000.00 HAP Payments for Homeownership	1,375	1,375	1,374	1,374	1,374	1,374	8,246	15,000	-	15,000	6,754	45.0%
200.8101.03.000.00 HAP Payments for Enhanced Vouchers	50,749	50,610	50,125	49,629	48,398	47,067	296,578	615,000	-	615,000	318,422	51.8%
200.8101.04.000.00 HAP Payments for Tenant Protection	23,992	23,741	20,048	22,098	21,742	20,275	131,896	280,000	-	280,000	148,104	52.9%
200.8101.06.000.00 HAP Payments for VASH-HCV	1,577	1,577	1,997	1,525	1,756	4,317	12,749	15,000	-	15,000	2,251	15.0%
200.8101.07.000.00 HAP Payments for VASH-PBV	2,524	2,377	2,376	2,620	2,681	3,581	16,159	48,000	-	48,000	31,841	66.3%
200.8101.08.000.00 HAP Payments for PBV	14,965	15,716	15,918	16,978	17,353	20,448	101,378	133,000	-	133,000	31,622	23.8%
200.8101.11.000.00 HAP Payments for HCV	856,589	847,235	850,012	860,768	861,711	857,679	5,133,994	10,350,000	-	10,350,000	5,216,006	50.4%
200.8102.00.000.00 HAP FSS Escrow Payments	(540)	2,613	5,067	2,378	1,423	1,415	12,356	5,000	-	5,000	(7,356)	-147.1%
200.8103.00.000.00 HAP Payments for Outgoing Ports	-	-	-	-	-	-	-	-	-	-	-	0.0%
200.8103.02.000.00 Outgoing Ports Admin Fee for Homeowne	-	-	-	-	-	-	-	-	-	-	-	0.0%
200.8103.03.000.00 Outgoing Ports Admin Fee for Enhanced V	-	-	-	-	-	-	-	-	-	-	-	0.0%
200.8103.04.000.00 Outgoing Ports Admin Fee for Tenant Prot	-	-	-	-	-	-	-	300	-	300	300	100.0%
200.8103.06.000.00 Outgoing Ports Admin Fee for VASH-HCV	-	-	-	-	-	-	-	-	-	-	-	0.0%
200.8103.07.000.00 Outgoing Ports Admin Fee for VASH-PBV	-	-	-	-	-	-	-	-	-	-	-	0.0%
200.8103.08.000.00 Outgoing Ports Admin Fee for PBV	-	-	-	-	-	-	-	-	-	-	-	0.0%
200.8103.11.000.00 Outgoing Ports Admin Fee for HCV	738	688	627	458	458	458	3,427	5,500	-	5,500	2,073	37.7%
200.8104.00.000.00 HAP Utility Payments	(55)	(27)	-	-	-	-	(82)	-	-	-	82	0.0%
200.8104.02.000.00 HAP Utility Payments for Homeownershop	-	-	-	-	-	-	-	-	-	-	-	0.0%
200.8104.03.000.00 HAP Utility Payments for Enhanced Vouch	380	354	341	38	302	376	1,791	5,000	-	5,000	3,209	64.2%
200.8104.04.000.00 HAP Utility Payments for Tenant Protectio	97	102	5	23	23	23	273	1,200	-	1,200	927	77.3%
200.8104.06.000.00 HAP Utility Payments for VASH-HCV	70	70	70	70	70	70	420	700	-	700	280	40.0%
200.8104.07.000.00 HAP Utility Payments for VASH-PBV	(16)	-	-	-	-	-	(16)	100	-	100	116	116.0%
200.8104.08.000.00 HAP Utility Payments for PBV	-	-	-	-	-	-	-	-	-	-	-	0.0%
200.8104.11.000.00 HAP Utility Payments for HCV	2,093	2,145	2,094	511	2,056	2,018	10,917	40,000	-	40,000	29,083	72.7%
Total Operating Expenses	961,759	951,634	952,810	964,556	965,251	965,352	5,761,361	11,548,800	-	11,548,800	5,787,439	50.1%
Net Increase/(Decrease) In Fund Balance	22,190	32,582	31,213	1,442	(154,795)	(3,678)	(71,045)	11,664	-	11,664	82,709	

Getting to Zero (GTZ)

251.3025.00.000.00 G20 Grant Income	-	-	-	-	11,240	(1,335)	9,905	165,680	(102,190)	63,490	53,585	84.4%
251.3610.01.000.00 Interest Income	-	-	-	-	-	1	1	-	-	-	(1)	0.0%
251.3690.00.000.00 Fraud Income	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.3690.02.000.00 Other Income	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Revenue	-	-	-	-	11,240	(1,334)	9,905	165,680	(102,190)	63,490	53,585	84.4%
251.4110.00.000.00 Administrative Salaries	-	699	684	527	434	415	2,759	6,720	(1,000)	5,720	2,961	51.8%
251.4110.10.000.00 Sup Svc - Salaries	359	2,198	2,177	2,430	1,880	2,156	11,200	56,200	(34,200)	22,000	10,800	49.1%
251.4115.01.000.00 Sup Svc - P/R Taxes - Soc Security/Medical	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4115.02.000.00 Sup Svc - P/R Taxes - SUI	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4115.04.000.00 Sup Svc - Retirement	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4115.05.000.00 Sup Svc - Workers Comp	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4125.01.000.00 Admin. P/R Taxes - Social Security/Medical	-	23	22	36	43	29	153	-	300	300	147	48.9%
251.4125.02.000.00 Admin. P/R Taxes - SUI	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4125.04.000.00 Admin. Retirement	465	23	22	39	41	31	622	-	1,000	1,000	378	37.8%
251.4125.05.000.00 Admin. Workers Comp	-	-	8	-	-	9	17	-	50	50	33	65.1%
251.4125.06.000.00 Admin. Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4130.00.000.00 Legal Fees	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4140.00.000.00 Training	-	-	-	25	-	-	25	-	100	100	75	75.0%
251.4150.00.000.00 Travel	-	56	13	172	59	56	356	1,800	(1,000)	800	444	55.4%
251.4170.00.000.00 Accounting Fees	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4170.10.000.00 Professional Services	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4171.00.000.00 Auditing	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4172.00.000.00 Public Relations Expense	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4180.00.000.00 147 Rent	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4190.00.000.00 Office Supplies	-	-	59	47	-	-	106	200	-	200	94	47.0%
251.4190.01.000.00 Postage	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4190.02.000.00 Printing & Copier Usage Charges	-	-	-	14	30	2	45	200	-	200	155	77.3%
251.4190.03.000.00 Telephone	-	-	-	-	-	-	-	900	-	900	900	100.0%
251.4190.04.000.00 Other Misc. Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4190.05.000.00 Membership Dues and Subscriptions	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4190.06.000.00 Fair Housing Services	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4190.07.000.00 Computer Support & License Fees	-	-	-	-	-	-	-	720	-	720	720	100.0%
251.4190.08.000.00 Personnel Studies / Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4190.09.000.00 Admin Fees Port-Outs	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4190.10.000.00 Computer Software Chgs. Vouchers	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4190.11.000.00 Inspections	-	-	-	-	-	-	-	-	-	-	-	0.0%
251.4190.12.000.00 Office Machines/Leases	-	-	-	-	-	-	-	-	-	-	-	0.0%

310.4190.22.000.00 TANA Project Expense	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.4190.23.000.00 Computer Equipment	160	-	186	245	871	1,006	2,467	3,000	500	3,500	1,033	29.5%
310.4310.00.000.00 Water - Davis Lot Fee	2	2	2	2	2	2	13	25	-	25	12	48.7%
310.4320.00.000.00 Electricity- West Main	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.4330.00.000.00 Gas- West Main	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.4390.00.000.00 Sewerage - West Main	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.4410.00.000.00 Maintenance Salaries	26,734	44,978	28,478	28,289	30,464	30,487	189,430	306,475	70,000	376,475	187,045	49.7%
310.4415.01.000.00 Maintenance P/R Taxes- Social Security/W	1,901	3,209	2,022	2,016	2,179	2,176	13,502	26,204	-	26,204	12,701	48.5%
310.4415.02.000.00 Maintenance P/R Taxes -SUI	159	250	37	172	161	69	847	2,796	-	2,796	1,949	69.7%
310.4415.03.000.00 Maintenance P/R Taxes - FUTA	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.4415.04.000.00 Maintenance Retirement	1,566	2,572	1,736	1,628	1,671	1,736	10,911	23,977	-	23,977	13,067	54.5%
310.4415.05.000.00 Maintenance Workers Comp	-	-	6,354	-	-	-	12,708	21,921	-	21,921	9,213	42.0%
310.4415.06.000.00 Maintenance Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.4420.00.000.00 Maintenance Supplies	-	-	(14)	-	-	-	(14)	-	-	-	14	0.0%
310.4420.01.000.00 Maintenance Contracts	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.4420.07.000.00 Fleet Vehicle Lease, Maint. & Fuel	(1,312)	3,638	3,495	1,543	3,088	2,184	12,636	90,857	(60,000)	30,857	18,221	59.0%
310.4430.01.000.00 Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.4430.06.000.00 Trash Truck Lease, Maint. & Fuel	2,287	5,659	469	615	6,402	403	15,835	19,621	-	19,621	3,786	19.3%
310.4430.08.000.00 Automotive Repairs	-	-	-	-	(2,609)	-	(2,609)	-	-	-	2,609	0.0%
310.4430.10.000.00 Uniform and Mat Service	486	1,337	-	1,100	-	-	2,923	3,000	-	3,000	77	2.6%
310.4430.14.000.00 Project and Program Expenses	-	-	-	-	-	(1,000)	(1,000)	-	(1,000)	(1,000)	-	0.0%
310.4431.00.000.00 Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.4480.00.000.00 Protective Services	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.4510.01.000.00 General Liability Insurance	208	-	-	-	-	-	208	267	-	267	59	22.0%
310.4510.02.000.00 Auto Insurance	4,960	-	-	527	-	-	5,487	5,799	-	5,799	312	5.4%
310.4510.03.000.00 Property Insurance	349	-	-	-	-	-	349	-	500	500	151	30.3%
310.4540.00.000.00 Admin Benefits	7,336	6,956	7,161	7,731	7,243	6,609	43,035	119,877	(33,000)	86,877	43,842	50.5%
310.4540.01.000.00 Retired Admin Benefits	1,705	1,852	1,705	1,705	1,705	1,705	10,375	20,000	1,000	21,000	10,625	50.6%
310.4540.04.000.00 OPEB Expense	-	-	-	-	-	-	-	165,000	(50,000)	115,000	115,000	100.0%
310.4540.05.000.00 OPEB Expense-Maintenance	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.4540.10.000.00 Maintenance Benefits	3,382	4,690	4,650	4,670	4,670	4,670	26,731	71,579	(15,000)	56,579	29,848	52.8%
310.4550.00.000.00 Bank Fees & Finance Chgs	-	-	-	263	-	-	263	-	500	500	237	47.5%
310.4580.01.000.00 Debt Service-Loan #1 \$2,240,000 Loan	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.4580.02.000.00 Debt Service-Loan #2 \$180,000 Loan	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.4580.03.000.00 Debt Service-Loan #3 \$480,000 Loan	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.4800.00.000.00 Depreciation Expense	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.5615.01.000.00 Interest - Loan #2	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.5615.02.000.00 Interest - Loan #3	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.6010.00.000.00 Prior Period Adjustments	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Expenses	216,304	194,890	150,614	146,480	145,963	171,512	1,025,763	2,134,855	(50,750)	2,084,105	1,058,343	50.8%
Net Operating Income/(Loss)	(65,113)	4,803	16,194	5,513	8,816	85,144	55,357	62,116	(68,425)	(6,308)	(61,665)	

COCC (Grants Management)

310.8015.00.000.00 Yolo County Other Grants	-	-	613	1,078	2,307	6,612	10,611	-	73,740	73,740	63,129	85.6%
310.8015.01.000.00 Yolo County Affordable Housing	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8015.02.000.00 Yolo County CDBG Grant	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8015.03.000.00 Yolo County HOME Grant	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8015.04.000.00 Yolo County Drought Relocation Grant	-	-	-	-	-	95	95	-	95	95	-	0.0%
310.8015.05.000.00 Yolo County Westucky Grant	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8015.11.000.00 YC DESS/THP+ (non-pacifico)- Grant Incon	7,091	7,100	7,265	7,665	7,665	7,665	44,451	-	90,000	90,000	45,549	50.6%
310.8019.00.000.00 Yolo County Other- Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8019.01.000.00 Yolo County Affordable Housing- Transfer:	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8019.02.000.00 Yolo County CDBG- Transfers In	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8019.03.000.00 Yolo County HOME- Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8019.04.000.00 Yolo County Drought Relocation- Transfer	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8019.05.000.00 Yolo County Westucky- Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8019.11.000.00 YC DESS/THP+ (non-pacifico) - Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8020.00.000.00 Yolo County Other - Staffing Costs	(3,294)	(6,689)	(15,778)	4,366	(3,041)	(4,028)	(28,463)	-	(68,000)	(68,000)	(39,537)	58.1%
310.8020.01.000.00 Yolo County Affordable Housing - Staffing	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8020.02.000.00 Yolo County CDBG - Staffing Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8020.03.000.00 Yolo County HOME - Staffing Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8020.04.000.00 Yolo County Drought Relocation - Staffing	(45)	-	(88)	-	-	-	(133)	-	(200)	(200)	(67)	33.5%
310.8020.05.000.00 Yolo County Westucky - Staffing Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8020.11.000.00 YC DESS/THP+ (non-pacifico)- Staffing Cos	(243)	-	-	-	-	-	(243)	-	(500)	(500)	(257)	51.3%
310.8030.00.000.00 Yolo County Other - Operating Costs	(93)	(85)	(2,928)	1,408	(52)	(110)	(1,861)	-	(4,000)	(4,000)	(2,139)	53.5%
310.8030.01.000.00 Yolo County Affordable Housing - Operatir	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8030.02.000.00 Yolo County CDBG - Operating Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8030.03.000.00 Yolo County HOME - Operating Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8030.04.000.00 Yolo County Drought Relocation - Operatir	(0)	-	(2)	(45)	-	-	(48)	-	(100)	(100)	(52)	52.3%
310.8030.05.000.00 Yolo County Westucky - Operating Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8030.11.000.00 YC DESS/THP+ (non-pacifico)- Operating C	(7,091)	(7,100)	(8,239)	(7,665)	(7,665)	(7,665)	(45,425)	-	(90,000)	(90,000)	(44,575)	49.5%
310.8090.00.000.00 Yolo County Other- Transfer Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8090.01.000.00 Yolo County Affordable Housing- Transfer:	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8090.02.000.00 Yolo County CDBG- Transfers Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8090.03.000.00 Yolo County HOME- Transfer Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8090.04.000.00 Yolo County Drought Relocation- Transfer	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8090.05.000.00 Yolo County Westucky- Transfer Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8090.11.000.00 YC DESS/THP+ (non-pacifico) - Transfer Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
Gran Mgmt, Net - Yolo County	(3,675)	(6,775)	(19,157)	6,807	(786)	2,569	(21,016)	-	1,035	1,035	22,051	

310.8215.00.000.00 Winters Other Grants	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8215.01.000.00 Winters Affordable Housing Grant	-	-	-	-	-	331	331	-	400	400	69	17.3%
310.8215.02.000.00 Winters CDBG Grant	-	-	-	825	1,336	2,161	-	-	5,676	5,676	3,515	61.9%
310.8215.03.000.00 Winters HOME Grant	-	-	-	495	1,058	1,553	-	-	5,068	5,068	3,515	69.4%
310.8219.00.000.00 Winters Other Grants- Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8219.01.000.00 Winters Affordable Housing- Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8219.02.000.00 Winters CDBG- Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8219.03.000.00 Winters Home- Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8220.00.000.00 Winters Other Grants - Staffing Costs	(849)	(1,977)	(29)	(103)	(207)	(69)	(3,234)	-	(9,714)	(9,714)	(6,479)	66.7%
310.8220.01.000.00 Winters Affordable Housing - Staffing Cost	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8220.02.000.00 Winters CDBG - Staffing Costs	-	-	-	-	-	-	(1,380)	-	(1,380)	(1,380)	(0)	0.0%
310.8220.03.000.00 Winters HOME - Staffing Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8230.00.000.00 Winters Other Grants - Operating Costs	(14)	(2)	(2)	(1)	(1)	-	(19)	-	(50)	(50)	(31)	62.4%
310.8230.01.000.00 Winters Affordable Housing - Operating C	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8230.02.000.00 Winters CDBG - Operating Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8230.03.000.00 Winters HOME - Operating Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8290.00.000.00 Winters Other Grants- Transfer Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8290.01.000.00 Winters Affordable Housing- Transfer Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8290.02.000.00 Winters CDBG- Transfer Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8290.03.000.00 Winters HOME- Transfer out	-	-	-	-	-	-	-	-	-	-	-	0.0%
Gran Mgmt, Net - City of Winters	(862)	(1,979)	(31)	(104)	1,113	1,276	(588)	-	-	-	588	

310.8415.00.000.00 Davis Other Grants	-	-	15,013	8,775	(15,372)	-	8,416	-	8,416	8,416	-	0.0%
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310.8415.01.000.00 Davis Affordable Housing Grant	-	-	-	7,456	(696)	20,937	27,697	-	74,721	74,721	47,024	62.9%
310.8415.02.000.00 Davis CDBG Grant	-	-	-	9,103	(2,369)	13,371	20,105	-	28,000	28,000	7,895	28.2%
310.8415.03.000.00 Davis HOME Grant	-	-	-	7,686	1,571	19,758	29,015	-	39,840	39,840	10,825	27.2%
310.8419.00.000.00 Davis Other Grants- Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8419.01.000.00 Davis Affordable Housing- Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8419.02.000.00 Davis CDBG- Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8419.03.000.00 Davis HOME Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8420.00.000.00 Davis Other Grants - Staffing Costs	(8,889)	(11,736)	(12,882)	(10,446)	(11,634)	(10,327)	(65,914)	-	(139,000)	(139,000)	(73,086)	52.6%
310.8420.01.000.00 Davis Affordable Housing - Staffing Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8420.02.000.00 Davis CDBG - Staffing Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8420.03.000.00 Davis HOME - Staffing Costs	-	-	-	(475)	-	-	(475)	-	(1,000)	(1,000)	(525)	52.5%
310.8430.00.000.00 Davis Other Grants - Operating Costs	(393)	(86)	(91)	(177)	(117)	(181)	(1,043)	-	(2,100)	(2,100)	(1,057)	50.4%
310.8430.01.000.00 Davis Affordable Housing - Operating Cost	-	(194)	(129)	(252)	(145)	(108)	(827)	-	(1,800)	(1,800)	(973)	54.1%
310.8430.02.000.00 Davis CDBG - Operating Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8430.03.000.00 Davis HOME - Operating Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8490.00.000.00 Davis Other Grants- Transfer Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8490.01.000.00 Davis Affordable Housing- Transfer Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8490.02.000.00 Davis CDBG- Transfer Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
310.8490.03.000.00 Davis HOME- Transfer Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
Gran Mgmt, Net - City of Davis	(9,282)	(12,015)	1,912	21,669	(28,761)	43,451	16,975	-	7,077	7,077	(9,898)	
Total Grant Management, Net	(13,819)	(20,769)	(17,276)	28,372	(28,434)	47,296	(4,630)	-	8,112	8,112	12,741	
Net Increase/(Decrease) In Fund Balance	(78,932)	(15,966)	(1,082)	33,885	(19,618)	132,440	50,727	62,116	(60,313)	1,803	(48,924)	

ADMH (Helen Thomson Homes)

320.3690.00.000.00 Other government revenues	-	-	-	-	-	-	-	30,750	(1,559)	29,191	29,191	100.0%
Total Operating Revenue	-	-	-	-	-	-	-	30,750	(1,559)	29,191	29,191	
320.4190.02.000.00 Printing & Copier Usage Charges	1	2	1	9	0	14	10	25	35	21	60.4%	
320.4190.14.010.00 Background Check - Meadowlark	-	110	-	-	-	110	100	50	150	40	26.4%	
320.4190.14.020.00 Background Check - Trinity	-	28	-	-	-	28	100	(50)	50	22	44.3%	
320.4190.18.010.00 Property Taxes, Assessments and Fees - M	-	-	-	1,213	-	1,213	1,750	-	1,750	537	30.7%	
320.4190.18.020.00 Property Taxes, Assessments and Fees - Tr	-	-	-	-	-	-	-	-	-	-	0.0%	
320.4310.01.010.00 Water - Meadowlark	41	40	40	40	40	40	242	494	494	252	50.9%	
320.4310.01.020.00 Water - Trinity	143	268	257	185	187	76	1,116	880	1,000	1,880	764	40.7%
320.4320.00.010.00 Electric Service - Meadowlark	452	474	575	282	144	210	2,137	3,176	500	3,676	1,539	41.9%
320.4320.00.020.00 Electric Expense - Trinity	628	604	521	303	222	174	2,452	3,154	-	3,154	702	22.2%
320.4330.00.010.00 Gas - Meadowlark	58	22	20	27	42	130	299	1,495	-	1,495	1,197	80.0%
320.4330.00.020.00 Gas - Trinity	15	10	10	15	16	97	163	821	-	821	658	80.1%
320.4390.00.010.00 Sewer - Meadowlark	-	46	46	46	46	46	229	563	-	563	333	59.2%
320.4390.00.020.00 Sewer - Trinity	57	57	57	57	57	57	342	676	-	676	334	49.4%
320.4400.01.010.00 Management Fee Expense - Meadowlark	383	338	338	338	338	338	2,071	4,050	-	4,050	1,979	48.9%
320.4400.01.020.00 Management Fee Expense - Trinity	338	338	338	338	338	338	2,025	4,050	-	4,050	2,025	50.0%
320.4420.00.010.00 Materials - Meadowlark	42	-	-	-	-	-	42	500	-	500	458	91.7%
320.4420.00.020.00 Materials - Trinity	42	52	-	-	358	-	452	500	-	500	48	9.7%
320.4421.00.010.00 Maintenance Repairs - Meadowlark	178	-	-	-	165	343	-	400	400	57	14.3%	
320.4421.00.020.00 Maintenance Repairs - Trinity	612	-	-	55	-	667	-	700	700	33	4.7%	
320.4430.04.010.00 Garbage and Trash Removal - Meadowlark	25	25	25	25	25	151	250	-	250	99	39.7%	
320.4430.04.020.00 Garbage and Trash Removal - Trinity	63	-	63	-	63	-	189	400	-	400	211	52.8%
320.4430.05.010.00 Chemical Treatment - Meadowlark	-	-	-	-	-	-	-	150	-	150	150	100.0%
320.4430.05.020.00 Chemical Treatment - Trinity	-	-	-	-	-	-	-	150	-	150	150	100.0%
320.4431.00.010.00 Grounds Maintenance - Meadowlark	-	-	-	-	-	-	-	-	-	-	-	0.0%
320.4431.00.020.00 Grounds Maintenance - Trinity	-	122	122	122	122	122	610	1,500	-	1,500	890	59.3%
320.4436.00.010.00 Maintenance Charges from Others - Mead	-	65	98	49	-	-	211	2,158	(1,500)	658	447	67.9%
320.4436.00.020.00 Maintenance Charges from Others - Trinit	-	65	163	49	33	-	309	2,158	(1,500)	658	349	53.1%
320.4510.03.010.00 Property Insurance - Meadowlark	239	-	-	-	-	-	239	265	-	265	25	9.6%
320.4510.03.020.00 Property Insurance - Trinity	177	-	-	-	-	-	177	216	-	216	39	18.2%
320.4610.00.010.00 Extraordinary Maint-Meadowlark (Cap Im	-	-	-	-	-	-	-	-	-	-	-	0.0%
320.4610.00.020.00 Extraordinary Maint-Trinity(Cap Impr not	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Expenses	3,493	2,667	2,672	3,144	2,038	1,817	15,831	29,566	(375)	29,191	13,360	45.8%
Net Increase/(Decrease) In Fund Balance	(3,493)	(2,667)	(2,672)	(3,144)	(2,038)	(1,817)	(15,831)	1,184	(1,184)	0	15,831	

IGT House (Buckeye)

323.3110.00.000.00 Dwelling Rent	-	-	-	-	-	-	-	-	-	-	-	
323.3610.00.000.00 Interest Income	-	-	-	-	-	-	-	-	-	-	-	
323.3620.00.000.00 Gain/Loss Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	-	-	
323.3690.00.000.00 Other Income	-	-	-	-	-	-	-	-	-	-	-	
323.3690.30.000.00 Other Government Revenue	-	-	-	-	-	-	-	-	-	-	-	
Total Operating Revenue	-	-	-	-	-	-	-	-	-	-	-	
323.4110.00.000.00 Administrative Salaries	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4125.00.000.00 Admin. Workers Comp	-	-	-	-	115	115	-	130	130	15	11.5%	
323.4125.01.000.00 Admin. P/R Taxes- Social Security/Medical	-	-	-	-	-	8	8	25	25	17	68.2%	
323.4125.02.000.00 Admin. P/R Taxes- SUI	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4125.04.000.00 Admin. Retirement	25	-	-	-	-	9	34	50	50	16	32.1%	
323.4125.05.000.00 Admin. Workers Comp	-	-	-	-	-	4	4	25	25	21	83.5%	
323.4125.06.000.00 Admin. Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4130.00.000.00 Legal Fees	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4140.00.000.00 Training	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4150.00.000.00 Travel	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4170.00.000.00 Accounting Services	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4170.04.000.00 Contract Services Plan Updates	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4170.05.000.00 Contract Service	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4170.10.000.00 Professional Services	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4171.00.000.00 Auditing	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4190.00.000.00 Postage	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4190.01.000.00 Office Supplies	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4190.02.000.00 Printing & Copier Usage Charges	-	-	-	-	-	10	10	50	50	40	79.4%	
323.4190.03.000.00 Telephone	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4190.04.000.00 Fair Housing Services	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4190.05.000.00 Dues and Subscriptions	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4190.07.000.00 Computer Support & License Fees	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4190.11.000.00 Office Equipment	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4190.12.000.00 Office Machines/Leases	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4190.13.000.00 Administrative Other	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4190.14.000.00 Criminal Background Checks	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4190.15.000.00 Personnel Cost (Temps)	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4190.18.000.00 Taxes, Fees and Assessments	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4190.20.000.00 Advertising	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4190.23.000.00 Computer Equipment	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4196.00.000.00 Management Fees-COCC	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4210.00.000.00 Tenant Service Salaries	-	-	-	-	-	-	-	-	-	-	-	0.0%
323.4215.01.000.00 Tenant Svc. P/R Taxes- Social Security/Me	-	-	-	-	-	-	-	-	-	-	-	0.0%

323.4215.02.000.00	Tenant Svc. P/R Taxes--SUI	-	-	-	-	-	-	-	-	-	0.0%	
323.4215.03.000.00	Tenant Svc. P/R Taxes - FUTA	-	-	-	-	-	-	-	-	-	0.0%	
323.4215.04.000.00	Tenant Svc. Retirement	-	-	-	-	-	-	-	-	-	0.0%	
323.4215.05.000.00	Tenant Svc. Workers Comp	-	-	-	-	-	-	-	-	-	0.0%	
323.4215.06.000.00	Tenant Svc. Comp. Abs.	-	-	-	-	-	-	-	-	-	0.0%	
323.4220.00.000.00	Tenant Services Materials	-	-	-	-	-	-	-	-	-	0.0%	
323.4221.00.000.00	Tenant Liaison	-	-	-	-	-	-	-	-	-	0.0%	
323.4310.00.000.00	Water	-	-	-	-	-	500	500	500	100.0%	100.0%	
323.4320.00.000.00	Electricity	-	-	-	-	-	500	500	500	100.0%	100.0%	
323.4330.00.000.00	Gas	-	-	-	-	-	250	250	250	100.0%	100.0%	
323.4390.00.000.00	Sewerage	-	-	-	-	-	500	500	500	100.0%	100.0%	
323.4400.01.000.00	Management Fee	-	-	-	-	-	-	-	-	-	0.0%	
323.4400.02.000.00	Bookkeeping Fee	-	-	-	-	-	-	-	-	-	0.0%	
323.4400.03.000.00	Asset Management Fee	-	-	-	-	-	-	-	-	-	0.0%	
323.4401.00.000.00	IT Services	-	-	-	-	-	-	-	-	-	0.0%	
323.4420.01.000.00	Electrical Supplies	-	-	-	-	-	-	-	-	-	0.0%	
323.4420.02.000.00	Plumbing Supplies	-	-	-	-	-	-	-	-	-	0.0%	
323.4420.03.000.00	Painting Supplies	-	-	-	-	-	-	-	-	-	0.0%	
323.4420.04.000.00	Chemical Supplies	-	-	-	-	-	-	-	-	-	0.0%	
323.4420.05.000.00	Lumber and Hardware	-	-	-	111	111	250	250	139	55.6%	55.6%	
323.4420.08.000.00	Dwelling Equipment/Supplies	-	-	-	-	-	-	-	-	-	0.0%	
323.4420.09.000.00	Maintenance Equip/Supplies	-	-	-	-	-	-	-	-	-	0.0%	
323.4421.08.000.00	Stoves/Parts	-	-	-	-	-	-	-	-	-	0.0%	
323.4422.08.000.00	Refrigerators/Parts	-	-	-	-	-	-	-	-	-	0.0%	
323.4423.08.000.00	Fire Protection/Testing/Monitor	-	-	-	-	-	-	-	-	-	0.0%	
323.4430.00.000.00	Grounds Maintenance Projects	-	-	-	-	-	-	-	-	-	0.0%	
323.4430.01.000.00	Electrical Repair/Contract	-	-	-	-	-	-	-	-	-	0.0%	
323.4430.02.000.00	Plumbing Repair/Contract	-	-	-	-	-	-	-	-	-	0.0%	
323.4430.03.000.00	Painting/Decorating/Contract	-	-	-	-	-	-	-	-	-	0.0%	
323.4430.04.000.00	Garbage Removal	-	-	-	-	-	-	-	-	-	0.0%	
323.4430.05.000.00	Chemical Treatment/Contract	-	-	-	-	-	-	-	-	-	0.0%	
323.4430.06.000.00	Vehicle Repairs & Maintenance	-	-	-	-	-	-	-	-	-	0.0%	
323.4430.07.000.00	Minor Equipment Repairs	-	-	-	-	-	-	-	-	-	0.0%	
323.4430.08.000.00	Major Equipment Repairs	-	-	-	-	-	-	-	-	-	0.0%	
323.4430.10.000.00	Uniform and Mat Service	-	-	-	-	-	-	-	-	-	0.0%	
323.4430.11.000.00	Building Repairs	-	-	-	-	-	-	-	-	-	0.0%	
323.4430.12.000.00	Janitorial Services	-	-	-	-	-	-	-	-	-	0.0%	
323.4430.14.000.00	Special Projects	-	-	-	-	-	-	-	-	-	0.0%	
323.4430.20.000.00	Mat Service-Old account use 4430.10.00	-	-	-	-	-	-	-	-	-	0.0%	
323.4431.00.000.00	Landscaping Maintenance Contract	-	-	-	-	-	-	-	-	-	0.0%	
323.4431.05.000.00	Trash/Yolo County Landfill	-	-	-	-	-	-	-	-	-	0.0%	
323.4434.00.000.00	Tree Trimming	-	-	-	-	-	-	-	-	-	0.0%	
323.4435.00.000.00	Resident Watering Contracts	-	-	-	-	-	-	-	-	-	0.0%	
323.4436.00.000.00	Maintenance Charges from Others	-	-	-	280	280	500	500	220	44.0%	44.0%	
323.4480.00.000.00	Protective Services	-	-	-	-	-	-	-	-	-	0.0%	
323.4510.00.000.00	Flood Insurance	-	-	-	-	-	-	-	-	-	0.0%	
323.4510.01.000.00	General Liability Insurance	-	-	-	16	16	100	100	84	84.0%	84.0%	
323.4510.02.000.00	Auto Insurance	-	-	-	-	-	-	-	-	-	0.0%	
323.4510.03.000.00	Property Insurance	-	-	-	242	242	500	500	258	51.6%	51.6%	
323.4540.00.000.00	Administrative Benefits	-	-	-	-	-	-	-	-	-	0.0%	
323.4540.01.000.00	Retired Benefits	-	-	-	-	-	-	-	-	-	0.0%	
323.4540.04.000.00	OPEB Expense	-	-	-	-	-	-	-	-	-	0.0%	
323.4540.20.000.00	Tenant Service Benefits	-	-	-	-	-	-	-	-	-	0.0%	
323.4570.00.000.00	Collection Losses	-	-	-	-	-	-	-	-	-	0.0%	
323.4600.01.000.00	OES Support Agreement	-	-	-	-	-	-	-	-	-	0.0%	
323.4610.00.000.00	Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	0.0%	
323.4800.00.000.00	Depreciation Expense	-	-	-	-	-	-	-	-	-	0.0%	
323.5615.00.000.00	Interest on Notes Payable	-	-	-	-	-	-	-	-	-	0.0%	
323.6010.00.000.00	Prior Period Adjustments	-	-	-	-	-	-	-	-	-	0.0%	
323.9200.00.000.00	Equity transfer In/Out	-	-	-	-	-	-	-	-	-	0.0%	
	Total Operating Expenses	25	-	-	795	820	3,380	3,380	2,560		75.7%	
	Net Operating Income/(Loss)	(25)	-	-	(795)	(820)	(3,380)	(3,380)	(2,560)			
manual trans	Purchase Funds	-	-	-	300,000	300,000	300,000	300,000	-	-	0.0%	
manual trans	Rehab	-	-	-	-	-	30,000	30,000	30,000	100.0%	100.0%	
manual trans	Furniture & Fixtures	-	-	-	-	-	8,000	8,000	8,000	100.0%	100.0%	
	Non-Operating Revenue/(Expenses)	-	-	-	300,000	300,000	338,000	338,000	38,000		11.2%	
	Net Increase/(Decrease) In Fund Balance	(25)	-	-	299,205	299,180	334,620	334,620	35,440			
New Hope CDC - Corporate												
400.3410.00.411.00	Asset Mgmt Fee - Cesar	-	-	-	-	-	-	-	-	-	0.0%	
400.3410.00.412.00	Asset Mgmt Fee - Rochdale	-	-	-	-	-	-	-	-	-	0.0%	
400.3410.00.413.00	Asset Mgmt Fee - Crosswood	-	-	-	5,081	5,081	10,315	10,315	5,234	50.7%	50.7%	
400.3410.00.414.00	Asset Mgmt Fee - 20 N Cottonwood	-	-	-	-	-	-	-	-	-	0.0%	
400.3500.00.411.00	Development Fee - Cesar	-	-	-	-	-	-	-	-	-	0.0%	
400.3500.00.412.00	Development Fee - Rochdale	-	-	-	-	-	-	-	-	-	0.0%	
400.3500.00.413.00	Development Fee - Crosswood	-	-	-	-	-	-	-	-	-	0.0%	
400.3500.00.414.00	Development Fee - 20 N Cottonwood	-	-	-	-	-	-	-	-	-	0.0%	
400.3610.00.000.00	Interest Income	3	3	3	3	3	17	150	50	33	65.9%	
400.3690.00.000.00	Other Income	-	-	-	-	-	-	-	-	-	0.0%	
	Total Operating Revenue	3	3	3	3	5,084	5,098	10,465	(100)	10,365	5,267	50.8%
400.4110.00.000.00	Administrative Salaries	-	-	-	4,424	4,424	15,324	(1,500)	13,824	9,400	68.0%	
400.4125.01.000.00	Admin P/R Taxes - Social Security/Medical	-	-	-	314	314	1,310	(300)	1,010	697	68.9%	
400.4125.02.000.00	Admin. P/R Taxes - SUI	-	-	-	-	-	260	(250)	10	10	100.0%	
400.4125.04.000.00	Admin. Retirement	-	-	-	245	245	591	-	591	346	58.5%	
400.4125.05.000.00	Admin. Workers Comp	-	-	-	8	8	92	-	92	83	90.8%	
400.4125.06.000.00	Admin Comp. Abs	-	-	-	-	-	-	-	-	-	0.0%	
400.4140.00.000.00	Training	-	-	-	-	-	-	-	-	-	0.0%	
400.4150.00.000.00	Travel	-	-	-	-	-	-	-	-	-	0.0%	
400.4170.10.000.00	Professional Services	-	-	-	-	-	-	-	-	-	0.0%	
400.4171.00.000.00	Audit & REAC Submittal Fees	-	-	368	-	375	743	1,500	1,500	757	50.5%	
400.4171.01.000.00	Tax Return Prep (incl 990)	1,550	-	-	-	-	1,550	2,500	2,500	950	38.0%	
400.4190.00.000.00	Postage	-	-	0	77	-	78	100	100	22	22.1%	
400.4190.00.010.00	Office Supplies	13	-	-	-	-	13	-	-	(13)	0.0%	
400.4190.02.000.00	Printing & Copier Usage Charges	7	46	6	9	9	6	82	150	68	45.5%	
400.4190.07.000.00	Computer Support & License Fees	423	-	-	-	-	423	-	500	500	77	15.4%
400.4190.11.000.00	Office Equipment	-	-	-	-	-	-	-	-	-	0.0%	
400.4190.12.000.00	Office Machines/Leases	-	-	-	-	-	-	-	-	-	0.0%	
400.4190.18.000.00	Taxes, Assessments & Fees	28	-	-	-	-	28	1,100	1,100	1,072	97.5%	
400.4190.20.000.00	Advertising	-	-	-	-	-	-	-	-	-	0.0%	
400.4190.22.000.00	Meeting Supplies/Expense	-	-	-	-	-	-	-	-	-	0.0%	
400.4190.23.000.00	Computer Equipment	-	-	-	-	-	-	-	-	-	0.0%	

400.4401.00.000.00 IT Services	288	594	263	313	350	(1,806)	-	1,950	(1,950)	-	-	0.0%
400.4510.01.000.00 General Liability Insurance	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.4510.05.000.00 Director's Risk Insurance	1,596	-	-	-	-	-	1,596	1,600	250	1,850	254	13.7%
400.4540.00.000.00 Admin. Benefits	-	-	-	-	-	617	617	1,527	-	1,527	911	59.6%
400.6010.00.000.00 Prior Period Adjusting	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Expenses	3,905	640	268	690	436	4,183	10,121	28,005	(3,250)	24,755	14,634	59.1%
Net Operating Income/(Loss)	(3,902)	(637)	(265)	(687)	(433)	901	(5,023)	(17,540)	3,150	(14,390)	(9,367)	
400.8111.00.000.00 Big DOG Donations	-	-	-	-	-	-	-	2,000	-	2,000	2,000	100.0%
400.8119.00.000.00 Big DOG Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8120.00.000.00 Big DOG Staffing Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8130.00.000.00 Big DOG Operating Costs	-	-	-	-	(21)	-	(21)	-	-	-	21	0.0%
400.8190.00.000.00 Big DOG Transfer Out	(1,439)	(723)	-	-	-	-	(2,162)	-	(2,500)	(2,500)	(338)	13.5%
400.8211.00.000.00 CLC - Donations Rec'd (EE)	400	600	400	400	400	400	2,600	5,200	(2,600)	2,600	-	0.0%
400.8212.00.000.00 CLC Donations Rec'd (non-EE)	725	-	-	-	-	-	725	4,500	-	4,500	3,775	83.9%
400.8213.00.000.00 CLC Fees Collected	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8219.00.000.00 CLC Transfer In	1,439	723	-	-	-	-	2,162	-	-	-	(2,162)	0.0%
400.8220.00.101.00 CLC Staffing Costs - AMP1	(684)	(896)	-	-	-	(0)	(1,581)	(7,000)	4,000	(3,000)	(1,419)	47.3%
400.8220.00.102.00 CLC Staffing Costs - AMP2	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8220.00.103.00 CLC Staffing Costs - AMP3	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8220.00.501.00 CLC Staffing Costs - DMC	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8220.00.502.00 CLC Staffing Costs - MMC	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8220.00.503.00 CLC Staffing Costs - RMC	(568)	(1,186)	(999)	(867)	(563)	-	(4,183)	(4,500)	-	(4,500)	(317)	7.0%
400.8230.00.000.00 CLC Operating Costs	-	-	-	(49)	-	-	(49)	(1,500)	-	(1,500)	(1,451)	96.8%
400.8230.00.101.00 CLC Operating Costs - AMP1	-	-	-	-	-	(39)	(39)	-	(50)	(50)	(11)	22.8%
400.8230.00.102.00 CLC Operating Costs - AMP2	-	-	-	-	(418)	(39)	(457)	-	(500)	(500)	(43)	8.6%
400.8230.00.103.00 CLC Operating Costs - AMP3	-	(760)	(544)	(121)	(36)	(39)	(1,499)	-	(1,500)	(1,500)	(1)	0.1%
400.8230.00.501.00 CLC Operating Costs - DMC	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8230.00.502.00 CLC Operating Costs - MMC	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8230.00.503.00 CLC Operating Costs - RMC	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8311.00.000.00 Soccer Donations Rec'd (EE)	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8312.00.000.00 Soccer Donations Rec'd (non-EE)	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8313.00.000.00 Soccer Fees Collected	-	-	-	-	-	-	-	1,200	-	1,200	1,200	100.0%
400.8319.00.000.00 Soccer Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8320.00.000.00 Soccer Staffing Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8330.00.000.00 Soccer Operating Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8411.00.000.00 Homeless Donations Rec'd (EE)	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8412.00.000.00 Homeless Donations Rec'd (non-EE)	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8413.00.000.00 Homeless Fees Collected	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8419.00.000.00 Homeless Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8420.00.000.00 Homeless Staffing Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8430.00.000.00 Homeless Operating Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8511.00.000.00 Summer Donations Rec'd (EE)	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8512.00.000.00 Summer Donations Rec'd (non-EE)	50	-	-	-	-	-	50	-	50	50	-	0.0%
400.8513.00.000.00 Summer Fees Collected	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8519.00.000.00 Summer Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8520.00.000.00 Summer Staffing Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8530.00.000.00 Summer Operating Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8911.00.000.00 Other Donations Rec'd (EE)	384	1,076	384	384	384	384	2,996	3,120	-	3,120	124	4.0%
400.8912.00.000.00 Other Donations Rec'd (non-EE)	-	300	-	-	1,299	-	1,599	-	1,599	1,599	0	0.0%
400.8913.00.000.00 Other Fees Collected	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8919.00.000.00 Other Transfer In	-	-	-	-	-	-	-	-	-	-	-	0.0%
400.8920.00.000.00 Other Staffing Costs	(512)	(2,044)	(742)	(377)	(482)	4,156	-	-	-	-	-	0.0%
400.8930.00.000.00 Other Operating Costs	-	-	-	-	-	(1,299)	(1,299)	-	(1,300)	(1,300)	(1)	0.1%
400.8990.00.000.00 Other Transfer Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Program Rev & Exp, net	(205)	(2,909)	(1,501)	(629)	562	3,525	(1,156)	3,020	(2,801)	219	1,375	628.1%
Net Increase/(Decrease) In Fund Balance	(4,106)	(3,546)	(1,767)	(1,316)	129	4,426	(6,179)	(14,520)	349	(14,171)	(7,992)	

Cottonwood Meadows Senior Apartments

401.3110.00.000.00 Dwelling Rent-Market Rate Units	23,571	23,605	25,354	25,405	24,807	25,797	148,539	187,950	102,076	290,026	141,487	48.8%
401.3110.01.000.00 Dwelling Rent-RHCP Units	4,291	4,291	4,291	3,426	3,416	3,040	22,755	-	45,000	45,000	22,245	49.4%
401.3110.20.000.00 Dwelling Rent-HAP Payments Rec'd	-	-	-	-	-	-	-	147,076	(147,076)	-	-	0.0%
401.3369.01.000.00 RHCP - State Annuity Receipts	-	-	-	-	-	-	-	-	14,258	14,258	14,258	100.0%
401.3610.00.000.00 Interest Income	23	23	17	19	19	17	118	100	100	200	82	41.0%
401.3610.01.000.00 Interest on Replacement Reserve	31	31	29	33	31	30	185	300	-	300	115	38.5%
401.3690.00.000.00 Other Income	-	35	-	-	-	-	35	400	-	400	365	91.3%
401.3690.03.000.00 Other Income Tenant Cottonwood	-	2,097	-	91	-	-	2,188	300	-	300	(1,888)	-629.4%
401.3690.04.000.00 RHCP - Other Charges to Tenants	-	(172)	-	-	-	-	(172)	-	-	-	172	0.0%
401.3690.05.000.00 Vending Income	-	633	-	571	248	330	1,782	2,000	-	2,000	218	10.9%
401.3690.30.000.00 Other Government Income	-	7,216	-	4,569	-	-	11,785	-	25,000	25,000	13,215	52.9%
Total Operating Revenue	27,916	37,758	29,691	34,113	28,522	29,214	187,214	338,126	39,358	377,484	190,269	50.4%
401.4110.00.000.00 Administration Salaries	2,330	3,014	1,675	1,709	2,056	1,681	12,465	36,012	(8,000)	28,012	15,547	55.5%
401.4125.01.000.00 Admin. P/R Taxes - Social Security/Medica	163	210	116	118	143	116	866	3,020	(1,500)	1,520	654	43.0%
401.4125.02.000.00 Admin. P/R Taxes - SUI	-	-	-	-	-	-	-	335	-	335	335	100.0%
401.4125.04.000.00 Admin. Retirement	2,405	184	102	105	128	106	3,030	2,332	2,300	4,632	1,602	34.6%
401.4125.05.000.00 Admin. Workers Comp	-	-	78	-	-	85	163	212	150	362	199	55.0%
401.4125.06.000.00 Admin. Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
401.4130.00.000.00 Legal Fees	-	-	-	-	-	-	-	1,600	-	1,600	1,600	100.0%
401.4140.00.000.00 Training	-	-	50	27	-	-	77	50	50	100	23	23.4%
401.4150.00.000.00 Travel	-	-	-	13	-	-	-	13	50	50	37	74.0%
401.4170.05.000.00 Contract Services	-	-	-	-	-	-	-	-	-	-	-	0.0%
401.4170.10.000.00 Professional Services	-	11	-	-	-	-	11	800	(700)	100	90	89.5%
401.4171.00.000.00 Audit Fees	-	-	-	2,632	-	2,679	5,311	13,500	(7,000)	6,500	1,189	18.3%
401.4190.00.000.00 Postage	-	-	-	-	-	-	-	100	-	100	100	100.0%
401.4190.01.000.00 Office Supplies	-	-	-	-	-	-	-	100	-	100	100	100.0%
401.4190.02.000.00 Printing & Copier Usage Charges	5	8	3	5	5	5	31	250	-	250	219	87.8%
401.4190.03.000.00 Telephone	332	258	237	184	184	190	1,386	2,400	500	2,900	1,514	52.2%
401.4190.05.000.00 Membership Dues and Subscriptions	-	-	-	-	-	-	-	-	-	-	-	0.0%
401.4190.07.000.00 Computer Support & License Fees	1,106	-	-	-	-	-	1,106	3,200	-	3,200	2,094	65.4%
401.4190.11.000.00 Office Equipment	-	-	-	-	-	-	-	300	-	300	300	100.0%
401.4190.12.000.00 Office Machines/Leases	65	14	65	65	65	168	441	750	150	900	459	51.0%
401.4190.14.000.00 Criminal Background Checks	-	28	-	-	-	-	28	150	-	150	122	81.4%
401.4190.18.000.00 Taxes, Assessments & Fees	-	-	-	16,787	-	287	17,074	23,000	(6,000)	17,000	(74)	-0.4%
401.4190.20.000.00 Advertising	-	-	-	-	-	-	-	600	-	600	600	100.0%
401.4190.22.000.00 Meeting Supplies/Expense	-	-	-	-	-	-	-	-	-	-	-	0.0%
401.4190.23.000.00 Computer Equipment	-	-	-	-	-	-	-	1,200	-	1,200	1,200	100.0%
401.4221.00.000.00 Tenant Liaison	-	-	-	-	-	-	-	-	-	-	-	0.0%
401.4310.00.000.00 Water	1,065	1,204	1,988	1,577	1,586	1,337	8,755	17,126	500	17,626	8,870	50.3%
401.4320.00.000.00 Electricity	961	482	449	430	417	438	3,176	6,423	-	6,423	3,247	50.5%
401.4330.00.000.00 Gas	17	51	47	57	49	55	276	1,048	-	1,048	772	73.7%
401.4390.00.000.00 Sewerage	1,748	1,748	1,748	1,748	1,748	1,748	10,490	20,370	-	20,370	9,880	48.5%
401.4400.01.000.00 Cottonwood Mgmt Fee to YCH	1,610	1,610	1,610	1,610	1,610	1,610	9,660	19,320	-	19,320	9,660	50.0%

401.4401.00.000.00 IT Services	125	-	-	-	63	2,069	2,256	7,800	(2,000)	5,800	3,544	61.1%
401.4420.09.000.00 Maintenance Equipment/Supplies	-	-	595	101	595	152	1,443	500	2,000	2,500	1,057	42.3%
401.4423.08.000.00 Fire Protection/Testing/Monitoring	162	-	-	162	187	-	511	190	500	690	180	26.0%
401.4430.00.000.00 Grounds Maintenance Projects	-	2,500	-	-	545	-	3,045	-	3,500	3,500	455	13.0%
401.4430.02.000.00 Maintenance Contracts	766	266	266	866	866	266	3,297	15,000	(5,000)	10,000	6,703	67.0%
401.4430.03.000.00 Painting and Decorating Contracts	725	1,450	146	-	-	-	2,321	-	4,000	4,000	1,679	42.0%
401.4430.04.000.00 Garbage and Trash Removal	577	577	577	577	634	577	3,518	7,000	-	7,000	3,482	49.7%
401.4430.05.000.00 Chemical Treatment Contract	-	950	-	-	-	-	950	250	1,600	1,850	900	48.6%
401.4430.11.000.00 Building Repairs	1,791	2,694	737	159	-	2,994	8,375	15,000	-	15,000	6,625	44.2%
401.4430.12.000.00 Janitorial Services	275	-	-	-	-	43	318	-	1,000	1,000	682	68.2%
401.4431.00.000.00 Landscape Maintenance Contract Work	-	279	279	279	279	279	1,396	2,800	-	2,800	1,404	50.2%
401.4436.00.000.00 Maintenance Charges from Others	1,315	2,553	1,688	2,238	950	990	9,733	46,280	-	46,280	36,548	79.0%
401.4480.00.000.00 Protective Services	-	-	-	-	-	-	-	750	-	750	750	100.0%
401.4510.01.000.00 General Liability Insurance	3,124	-	-	-	-	-	3,124	3,685	(308)	3,377	253	7.5%
401.4510.03.000.00 Property Insurance	5,445	-	-	-	-	-	5,445	5,814	61	5,875	430	7.3%
401.4510.05.000.00 Director's Risk Insurance	-	-	-	-	-	-	-	-	-	-	-	0.0%
401.4540.00.000.00 Admin Benefits	427	559	411	416	415	394	2,623	8,146	(2,500)	5,646	3,023	53.5%
401.4540.04.000.00 OPEB Expense	-	-	-	-	-	-	-	5,000	15,000	20,000	20,000	100.0%
401.4550.00.000.00 Bank Fees & Charges	-	-	-	-	-	-	-	-	-	-	-	0.0%
401.4550.01.000.00 Loan Fees (Amortization)	1,266	-	-	-	-	-	1,266	1,232	35	1,267	1	0.1%
401.4570.00.000.00 Collection Loss	-	-	-	-	-	-	-	500	2,000	2,500	2,500	100.0%
401.4900.00.000.00 Trans to Cottonwood Repl Reserves	1,500	1,500	1,500	1,500	1,500	1,500	9,000	-	18,000	18,000	9,000	50.0%
401.4900.02.000.00 Repl Reserve Trans from Ops	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(9,000)	-	(18,000)	(18,000)	(9,000)	50.0%
401.5615.00.000.00 Interest on Note Payable FNB	3,471	5,078	4,935	4,765	4,914	4,744	27,908	58,000	-	58,000	30,092	51.9%
401.6010.00.000.00 Prior Period Adjustment	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Expenses	31,275	25,727	17,801	36,630	17,437	23,014	151,885	332,195	338	332,533	180,648	54.3%
Net Increase/(Decrease) In Fund Balance	(3,359)	12,031	11,890	(2,517)	11,085	6,200	35,330	5,930	39,020	44,951	9,621	

Davis Migrant Center

501.3690.02.000.00 Operating Contract Revenue	30,158	95,392	25,788	50,307	37,000	33,040	271,685	477,781	(53,080)	424,701	153,016	36.0%
Total Operating Revenue	30,158	95,392	25,788	50,307	37,000	33,040	271,685	477,781	(53,080)	424,701	153,016	
501.4110.00.000.00 Administrative Salaries	1,099	2,509	1,547	1,272	1,287	3,727	11,441	26,933	(3,000)	23,933	12,493	52.2%
501.4110.01.000.00 Seasonal Salaries	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4125.01.000.00 Admin. P/R Taxes - Social Security/Medical	74	169	104	85	87	66	585	2,303	(1,100)	1,203	618	51.4%
501.4125.02.000.00 Admin. P/R Taxes - SUI	-	-	-	-	-	-	-	234	-	234	234	100.0%
501.4125.04.000.00 Admin. Retirement	2,003	185	116	94	95	78	2,571	2,121	2,000	4,121	1,550	37.6%
501.4125.05.000.00 Admin. Workers Comp	-	-	79	-	-	47	126	162	-	162	36	22.2%
501.4125.06.000.00 Admin. Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4140.00.000.00 Training	-	-	-	-	-	-	-	450	-	450	450	100.0%
501.4150.00.000.00 Travel - Ops	51	112	67	90	161	124	606	1,000	-	1,000	394	39.4%
501.4150.01.000.00 Travel - Admin	-	-	-	-	-	-	-	1,000	-	1,000	1,000	100.0%
501.4170.00.000.00 Legal	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4170.10.000.00 Professional Services	-	32	-	32	-	(32)	32	-	50	50	19	37.0%
501.4171.00.000.00 Auditing	-	-	-	658	-	670	1,328	1,500	-	1,500	172	11.5%
501.4172.00.000.00 Accounting Fees	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4173.00.000.00 Public Relations Expense	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4190.00.000.00 YCH Contract Mgmt Fee	3,736	3,736	3,736	3,736	3,736	3,736	22,416	50,110	(5,280)	44,830	22,414	50.0%
501.4190.01.000.00 Office Supplies	1	0	21	173	3	0	199	900	(300)	600	401	66.8%
501.4190.02.000.00 Household Supplies	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4190.03.000.00 Telephone	95	76	66	66	66	66	436	2,250	(1,445)	805	369	45.9%
501.4190.04.000.00 Other Misc. Costs	-	-	-	-	-	-	-	8,725	(8,725)	-	-	0.0%
501.4190.05.000.00 Membership & Dues	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4190.06.000.00 Auto Maintenance / Repairs	37	-	1,624	-	-	-	1,661	2,000	500	2,500	839	33.6%
501.4190.07.000.00 Gas / Oil	803	108	236	264	77	115	1,602	3,000	-	3,000	1,398	46.6%
501.4190.08.000.00 Minor Equip Repair / Maint	-	-	-	-	-	-	-	2,000	(2,000)	-	-	0.0%
501.4190.09.000.00 Major Equip Repair / Maint	-	-	-	-	-	-	-	1,200	(1,200)	-	-	0.0%
501.4190.10.000.00 Computer Software Chgs.	1,274	-	-	-	-	-	1,274	-	1,500	1,500	226	15.0%
501.4190.11.000.00 Office Equipment/Copy Charges	25	30	64	26	23	5	174	-	200	200	26	13.2%
501.4190.18.000.00 Taxes, Assessments & Fees	-	-	-	-	125	-	125	-	150	150	25	16.7%
501.4310.00.000.00 Water	3,145	6,260	24	2,000	4,558	5,490	21,477	40,000	-	40,000	18,523	46.3%
501.4320.00.000.00 Electricity	3,791	4,827	4,283	3,630	1,941	1,317	19,789	24,000	8,675	32,675	12,886	39.4%
501.4330.00.000.00 Gas	626	1,476	440	2,289	-	-	4,831	12,000	(3,971)	8,029	3,198	39.8%
501.4390.00.000.00 Sewerage	2,100	(700)	1,910	23,115	2,283	1,300	30,008	30,000	10,358	40,358	10,351	25.6%
501.4401.00.000.00 IT Services	250	250	63	375	313	63	1,313	3,900	(1,000)	2,900	1,588	54.7%
501.4410.00.000.00 Maintenance Salaries	3,728	5,761	3,722	3,977	3,524	5,405	26,117	51,272	-	51,272	25,155	49.1%
501.4410.01.000.00 Maintenance Seasonal Salaries	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4415.01.000.00 Maintenance P/R Taxes - Social Security/W	248	383	246	266	231	374	1,748	4,160	-	4,160	2,412	58.0%
501.4415.01.100.00 Seasonal Maint P/R Taxes-SocSec/Med	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4415.02.000.00 Maintenance P/R Taxes - SUI	-	-	-	-	-	-	-	503	-	503	503	100.0%
501.4415.02.100.00 Seasonal Maint P/R Taxes-SUI	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4415.03.000.00 Maintenance P/R Taxes - FUTA	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4415.04.000.00 Maintenance Retirement	251	407	266	266	272	280	1,742	4,011	(500)	3,511	1,769	50.4%
501.4415.04.100.00 Seasonal Maint. Retirement	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4415.05.000.00 Maintenance Workers Comp	-	-	908	-	-	908	1,815	3,527	-	3,527	1,712	48.5%
501.4415.05.100.00 Seasonal Maint. Workers Comp	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4415.06.000.00 Maintenance Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4420.00.000.00 Maintenance Supplies	619	163	-	271	92	292	1,437	3,000	-	3,000	1,563	52.1%
501.4420.05.000.00 Lumber and Hardware	6	27	-	-	236	-	268	2,700	(2,000)	700	432	61.7%
501.4423.08.000.00 Fire Testing/Monitoring	-	1,349	-	118	-	-	1,468	-	1,500	1,500	32	2.2%
501.4430.00.000.00 Maintenance Contracts	228	-	-	207	-	-	435	-	500	500	65	12.9%
501.4430.01.000.00 Water Well Maintenance	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4430.02.000.00 Grounds Maintenance	609	45	183	119	-	-	956	2,000	-	2,000	1,044	52.2%
501.4430.04.000.00 Rubbish & Trash Removal	1,335	1,119	1,055	1,669	515	310	6,002	10,000	-	10,000	3,998	40.0%
501.4430.05.000.00 Elec/Plumb/Paint Supplies	545	318	164	890	257	299	2,472	6,300	-	6,300	3,828	60.8%
501.4430.06.000.00 Vehicle Repairs & Maintenance	-	-	-	30	-	-	30	-	-	-	(30)	0.0%
501.4430.09.000.00 Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4430.10.000.00 Uniforms	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4430.11.000.00 Building Repairs	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4430.14.000.00 Special Projects	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4436.00.000.00 Maintenance Charges from Others	170	3,443	1,445	1,445	1,318	(1,555)	6,265	8,840	-	8,840	2,575	29.1%
501.4480.00.000.00 Protective Services	90	-	-	-	-	-	90	1,000	(500)	500	410	82.0%
501.4490.00.000.00 Operating Reserve Funds Expended	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4510.00.000.00 Insurance - Flood	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4510.01.000.00 General Liability Insurance	3,301	-	-	-	-	-	3,301	3,000	601	3,601	300	8.3%
501.4510.02.000.00 Auto Insurance	704	-	-	-	-	-	704	1,225	(457)	768	64	8.3%
501.4510.03.000.00 Property Insurance	11,073	-	-	-	-	-	11,073	11,000	1,079	12,079	1,007	8.3%
501.4540.00.000.00 Admin Benefits	462	637	527	488	630	358	3,102	8,300	(853)	7,447	4,344	58.3%
501.4540.01.000.00 Retired Benefits	3,459	1,297	1,297	1,297	1,297	1,297	9,945	14,071	3,439	17,510	7,565	43.2%
501.4540.04.000.00 OPEB Expense	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4540.10.000.00 Maintenance Benefits	1,597	1,600	1,593	1,597	1,597	1,597	9,580	19,305	-	19,305	9,725	50.4%
501.4540.90.000.00 Unfunded OMS Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4550.00.000.00 Bank Fees & Charges	-	-	-	-	-	-	-	-	-	-	-	0.0%

501.4570.00.000.00 Collection Loss	-	-	-	-	-	-	-	-	1,053	1,053	1,053	100.0%
501.4610.00.000.00 Extraordinary Maintenance/Rehab	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.4900.01.000.00 Replacement Reserve Expenses	-	-	-	-	-	-	-	48,000	(48,000)	-	-	0.0%
501.5610.01.000.00 Loan Payment (Prn & Int)	-	59,779	-	-	-	-	59,779	59,779	-	59,779	0	0.0%
501.6010.00.000.00 Prior period adjusting	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Expenses	47,535	95,396	25,788	50,338	24,928	26,338	270,323	477,781	(48,725)	429,056	158,732	
Net Increase/(Decrease) In Fund Balance	(17,377)	(5)	-	(31)	12,072	6,702	1,361	-	(4,355)	(4,355)	(5,716)	

501.8010.01.000.00 Rehab Grant Revenue - OMS	-	-	10,283	-	-	18,596	28,878	-	919,124	919,124	890,246	96.9%
501.8010.11.000.00 Excess Op Funds - OMS	-	-	-	-	-	-	-	-	68,430	68,430	68,430	100.0%
501.8010.21.000.00 Replacement Reserve Revenue	-	-	-	-	-	-	-	-	437,412	437,412	437,412	100.0%
501.8610.01.000.00 Rehab Work - OMS	(1,166)	(1,903)	(1,993)	(562)	(720)	(111,014)	(117,357)	-	(898,030)	(898,030)	(780,673)	86.9%
501.8610.11.000.00 Op Res Exp - OMS	-	-	-	-	-	-	-	-	(68,430)	(68,430)	(68,430)	100.0%
501.8610.21.000.00 Repl Res Exp - OMS	-	-	-	-	-	-	-	-	(437,412)	(437,412)	(437,412)	100.0%
501.8611.01.000.00 Rehab Admin Fee - OMS	-	-	-	-	-	-	-	-	(21,094)	(21,094)	(21,094)	100.0%
501.8611.11.000.00 Op Res Admin Fee - OMS	-	-	-	-	-	-	-	-	-	-	-	0.0%
501.8611.21.000.00 Repl Res Admin Fee - OMS	-	-	-	-	-	-	-	-	-	-	-	0.0%
Net Rehab Grants	(1,166)	(1,903)	8,290	(562)	(720)	(92,418)	(88,479)	-	-	-	88,479	

Madison Migrant Center

502.3690.02.000.00 Operating Contract Revenue	38,138	132,738	38,328	34,080	108,287	31,005	382,576	631,945	(4,659)	627,286	244,710	39.0%
Total Operating Revenue	38,138	132,738	38,328	34,080	108,287	31,005	382,576	631,945	(4,659)	627,286	244,710	

502.4110.00.000.00 Administrative Salaries	1,109	2,022	1,522	1,401	1,287	3,788	11,130	26,933	(4,500)	22,433	11,304	50.4%
502.4110.01.000.00 Seasonal Salaries	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4125.01.000.00 Admin. P/R Taxes- Social Security/Medical	75	136	102	94	87	84	579	2,303	(1,000)	1,303	724	55.6%
502.4125.01.100.00 Seasonal Admin P/R Taxes-Soc Sec/Med	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4125.02.000.00 Admin. P/R Taxes- SUI	-	-	-	-	-	-	-	-	-	234	234	100.0%
502.4125.02.100.00 Seasonal P/R Taxes-SUI	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4125.04.000.00 Admin. Retirement	1,977	150	113	103	94	99	2,537	2,121	2,000	4,121	1,584	38.4%
502.4125.04.100.00 Seasonal Admin Retirement	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4125.05.000.00 Admin. Workers Comp	-	-	63	-	-	58	120	162	-	162	41	25.6%
502.4125.05.100.00 Seasonal Admin. Workers Comp	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4125.06.000.00 Admin. Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4140.00.000.00 Training	-	-	-	-	-	-	-	450	-	450	450	100.0%
502.4150.00.000.00 Travel - Ops	16	54	43	11	48	155	327	700	-	700	373	53.3%
502.4150.01.000.00 Travel - Admin	-	-	-	-	-	-	-	800	-	800	800	100.0%
502.4170.00.000.00 Legal	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4170.10.000.00 Professional Services	-	32	-	32	-	(32)	32	-	50	50	19	37.0%
502.4171.00.000.00 Auditing	-	-	-	-	-	670	1,328	1,500	-	1,500	172	11.5%
502.4190.00.000.00 YCH Contract Mgmt Fee	5,135	5,135	5,135	5,135	5,135	5,135	30,810	61,540	-	61,540	30,730	49.9%
502.4190.01.000.00 Office Supplies	1	0	21	(88)	6	1	(58)	1,000	(500)	500	558	111.7%
502.4190.02.000.00 Household Supplies	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4190.03.000.00 Telephone	189	181	180	176	183	173	1,082	3,000	(750)	2,250	1,168	51.9%
502.4190.04.000.00 Other Misc. Costs	26	(1)	-	-	-	-	26	3,055	(2,500)	555	530	95.4%
502.4190.05.000.00 Membership & Dues	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4190.06.000.00 Auto Maintenance / Repairs	750	-	-	-	-	19	769	3,000	(1,000)	2,000	1,231	61.5%
502.4190.07.000.00 Gas / Oil	724	158	94	231	80	7	1,294	2,400	-	2,400	1,106	46.1%
502.4190.08.000.00 Minor Equip. Repair	-	609	249	-	-	-	858	1,000	-	1,000	142	14.2%
502.4190.09.000.00 Major Equip repair/Maint	-	-	-	-	-	-	-	1,000	(1,000)	-	-	0.0%
502.4190.10.000.00 Computer Software Chgs.	1,431	-	-	-	-	-	1,431	-	1,500	1,500	69	4.6%
502.4190.11.000.00 Office Equipment/Copy Charges	29	23	38	9	26	6	130	-	250	250	120	48.1%
502.4190.18.000.00 Taxes, Assessments & Fees	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4310.00.000.00 Water	3,502	3,502	3,502	3,502	3,502	3,502	21,011	43,000	-	43,000	21,990	51.1%
502.4320.00.000.00 Electricity	7,418	7,179	6,726	2,588	1,725	188	25,823	45,000	5,239	50,239	24,416	48.6%
502.4330.00.000.00 Gas	989	3,989	1,720	3,619	-	-	10,318	20,000	-	20,000	9,682	48.4%
502.4390.00.000.00 Sewerage	4,445	4,445	4,445	4,445	4,445	4,445	26,670	57,000	-	57,000	30,330	53.2%
502.4401.00.000.00 IT Services	375	375	63	-	-	-	813	3,900	(1,500)	2,400	1,588	66.1%
502.4410.00.000.00 Maintenance Salaries	4,066	6,926	5,404	4,376	4,112	5,140	30,024	59,929	-	59,929	29,905	49.9%
502.4410.01.000.00 Maintenance Salaries Temp	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4415.01.000.00 Maintenance P/R Taxes- Social Security/M	270	466	371	292	272	351	2,022	4,900	-	4,900	2,879	58.7%
502.4415.02.000.00 Maintenance P/R Taxes- SUI	-	-	-	-	-	-	-	538	-	538	538	100.0%
502.4415.03.000.00 Maintenance P/R Taxes- FUTA	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4415.04.000.00 Maintenance Retirement	302	487	319	319	319	319	2,066	4,706	-	4,706	2,639	56.1%
502.4415.05.000.00 Maintenance Workers Comp	-	-	908	-	-	908	1,815	4,166	-	4,166	2,351	56.4%
502.4415.06.000.00 Maintenance Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4420.00.000.00 Maintenance Supplies	-	-	-	-	-	-	-	2,400	(2,400)	-	-	0.0%
502.4420.05.000.00 Lumber and Hardware	-	-	-	-	-	-	-	2,400	(2,400)	-	-	0.0%
502.4423.08.000.00 Fire protection/testing/monitoring	195	-	-	313	-	-	508	-	1,000	1,000	492	49.2%
502.4430.00.000.00 Maintenance Contracts	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4430.01.000.00 Water Well Maintenance	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4430.02.000.00 Grounds Maintenance	-	-	-	-	-	-	-	3,260	(3,260)	-	-	0.0%
502.4430.04.000.00 Rubbish & Trash Removal	2,473	2,072	2,659	2,125	3,340	1,286	13,956	10,000	17,000	27,000	13,044	48.3%
502.4430.05.000.00 Elec/Plumb/Paint Supplies	2,013	1,703	989	180	398	217	5,499	6,000	5,000	11,000	5,501	50.0%
502.4430.06.000.00 Vehicle Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4430.09.000.00 Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4430.10.000.00 Uniforms	-	-	-	-	-	212	212	-	-	-	(212)	0.0%
502.4430.11.000.00 Building Repairs	-	-	-	-	-	-	-	9,800	(9,800)	-	-	0.0%
502.4430.14.000.00 Special Projects	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4436.00.000.00 Maintenance Charges from Others	383	2,253	850	1,700	1,063	(5,248)	1,000	8,840	4,000	12,840	11,840	92.2%
502.4480.00.000.00 Protective Services	-	-	-	-	-	-	-	2,000	-	2,000	2,000	100.0%
502.4510.00.000.00 Insurance - Flood	-	-	-	131,196	(65,648)	65,548	80,000	-	80,000	14,452	18,131	18.1%
502.4510.01.000.00 General Liability Expense	3,057	-	-	-	-	-	3,057	4,000	(666)	3,334	278	8.3%
502.4510.02.000.00 Auto Insurance	704	-	-	-	-	-	704	1,000	(232)	768	64	8.3%
502.4510.03.000.00 Property Insurance	10,333	-	-	-	-	-	10,333	9,595	1,677	11,272	939	8.3%
502.4540.00.000.00 Admin Benefits	359	561	681	740	499	498	3,338	8,300	-	8,300	4,962	59.8%
502.4540.01.000.00 Retired Benefits	540	540	540	540	540	540	3,242	10,000	-	10,000	6,758	67.6%
502.4540.04.000.00 OPEB Expense	-	-	-	-	-	-	-	1,072	(1,072)	-	-	0.0%
502.4540.10.000.00 Maintenance Benefits	1,600	1,606	1,593	1,600	1,600	1,600	9,597	19,305	-	19,305	9,708	50.3%
502.4540.90.000.00 Unfunded OMS Costs	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4550.00.000.00 Bank Fees & Charges	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4570.00.000.00 Collection Losses	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4610.00.000.00 Extraordinary Maintenance/Rehab	-	-	-	-	-	-	-	-	-	-	-	0.0%
502.4900.01.000.00 Replacement Reserve Expenses	-	-	-	-	-	-	-	11,500	-	11,500	11,500	100.0%
502.5610.01.000.00 Loan Payment (Prn & Int)	-	88,136	-	-	-	-	88,136	88,136	-	88,136	0	

600.4125.05.000.00 Admin. Workers Comp	-	-	-	-	23	23	33	25	58	34	60.0%	
600.4125.06.000.00 Admin. Comp. Abs.	-	-	-	-	-	-	-	-	-	-	0.0%	
600.4130.00.000.00 Legal Fees	-	-	-	-	-	-	-	-	-	-	0.0%	
600.4140.00.000.00 Training	-	-	-	-	-	-	-	-	-	-	0.0%	
600.4150.00.000.00 Travel	34	25	16	-	21	95	120	-	120	25	21.1%	
600.4170.00.000.00 Contract - Capital Needs Assessment	-	-	-	-	-	-	-	-	-	-	0.0%	
600.4170.10.000.00 Professional Services	-	-	-	-	-	-	-	-	-	-	0.0%	
600.4171.00.000.00 Audit Fees	-	-	263	-	268	531	150	450	600	69	11.5%	
600.4180.00.000.00 Office Space Rent	-	-	-	-	-	-	-	-	-	-	0.0%	
600.4190.00.000.00 Office Supplies	-	-	-	12	-	12	50	-	50	38	76.5%	
600.4190.01.000.00 Postage	-	-	-	-	-	-	-	-	-	-	0.0%	
600.4190.02.000.00 Telephone	151	82	64	10	10	87	404	700	700	296	42.3%	
600.4190.03.000.00 Publications	-	-	-	-	77	-	77	700	(500)	200	123	61.3%
600.4190.04.000.00 Misc Charges	-	-	54	56	-	-	109	-	150	41	27.1%	
600.4190.07.000.00 Computer Support & License Fees	249	-	-	-	-	249	400	-	400	151	37.7%	
600.4190.12.000.00 Office Machines/Leases	66	17	5	113	30	7	238	300	100	400	162	40.8%
600.4310.00.000.00 Water	649	629	728	611	428	552	3,597	7,185	-	7,185	3,587	49.9%
600.4320.00.000.00 Electricity	11	14	8	1	16	19	70	29	50	79	9	11.9%
600.4330.00.000.00 Gas	3	4	1	0	21	50	80	35	50	85	4	5.2%
600.4390.00.000.00 Sewerage	392	392	392	390	364	391	2,321	4,641	-	4,641	2,320	50.0%
600.4400.01.000.00 Management Fees to YCH	434	310	434	372	372	434	2,356	7,500	-	7,500	5,144	68.6%
600.4410.00.000.00 Maintenance Repairs and Contracts	-	-	-	-	125	25	150	150	-	150	-	0.0%
600.4420.00.000.00 Maintenance Supplies	-	-	-	7	-	-	7	100	-	100	93	92.7%
600.4420.08.000.00 Dwelling Equipment/Supplies	775	-	148	-	2,541	987	4,451	2,000	6,000	8,000	3,549	44.4%
600.4430.04.000.00 Garbage and Trash Removal	339	278	278	278	270	306	1,751	3,500	-	3,500	1,749	50.0%
600.4436.00.000.00 Maintenance Charges from Others	130	-	605	833	4,375	4,003	9,945	9,360	8,000	17,360	7,415	42.7%
600.4510.01.000.00 General Liability Insurance	360	-	-	-	-	-	360	419	-	419	59	14.0%
600.4510.03.000.00 Property Insurance	1,486	-	-	-	-	-	1,486	1,202	500	1,702	216	12.7%
600.4540.00.000.00 Admin Benefits	703	239	114	204	360	385	2,004	1,672	1,660	3,332	1,328	39.8%
600.4540.04.000.00 OPEB Expense	-	-	-	-	-	-	-	-	-	-	-	0.0%
600.4550.00.000.00 Special Assessment	312	-	-	312	-	-	624	1,200	500	1,700	1,076	63.3%
600.6010.00.000.00 Prior period adj.	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Expenses	8,423	2,624	2,987	4,398	10,109	8,400	36,941	48,020	19,827	67,846	30,905	45.6%
Net Increase/(Decrease) In Fund Balance	(5,307)	492	897	(512)	(6,732)	(4,877)	(16,040)	(557)	(21,005)	(21,561)	(5,522)	

Pacifico

700.3690.00.000.00 Other Income	-	-	44,941	-	-	63,659	108,600	183,649	45,854	229,503	120,903	52.7%
Total Operating Revenue	-	-	44,941	-	-	63,659	108,600	183,649	45,854	229,503	120,903	
700.4130.00.000.00 Legal Fees	-	-	-	-	-	-	-	3,000	-	3,000	3,000	100.0%
700.4140.00.000.00 Training	-	-	-	-	-	-	-	-	-	-	-	0.0%
700.4150.00.000.00 Travel	209	222	252	217	202	186	1,288	3,000	-	3,000	1,712	57.1%
700.4170.10.000.00 Professional Services	-	11	-	-	-	-	11	750	-	750	740	98.6%
700.4190.01.000.00 Office Supplies	-	100	-	28	-	-	128	700	-	700	572	81.6%
700.4190.02.000.00 Printing & Copier Usage Charges	4	5	1	1	2	15	28	150	-	150	122	81.2%
700.4190.03.000.00 Telephone	3,152	1,708	1,803	286	145	1,564	8,657	12,000	-	12,000	3,343	27.9%
700.4190.07.000.00 Computer Support & License Fees	1,108	-	-	-	-	-	1,108	1,750	-	1,750	642	36.7%
700.4190.12.000.00 Office Machines Lease	65	14	65	65	65	168	441	800	-	800	359	44.9%
700.4190.14.000.00 Criminal Background Checks	-	-	-	-	-	-	-	450	-	450	450	100.0%
700.4190.18.000.00 Taxes, fees and permits	-	-	-	125	-	-	125	700	-	700	575	82.1%
700.4190.20.000.00 Advertising	-	-	-	-	-	-	-	450	-	450	450	100.0%
700.4190.23.000.00 Computer Equipment	76	-	-	-	-	-	76	1,200	-	1,200	1,124	93.7%
700.4310.00.000.00 Water	696	1,078	1,111	990	993	1,141	6,009	7,756	4,245	12,000	5,991	49.9%
700.4320.00.000.00 Electricity	3,491	3,201	3,452	1,864	1,525	1,529	15,063	24,355	2,079	26,434	11,371	43.0%
700.4330.00.000.00 Gas	19	18	19	17	17	-	91	4,838	(4,500)	338	247	73.1%
700.4390.00.000.00 Sewer	641	649	646	676	516	616	3,744	7,245	-	7,245	3,501	48.3%
700.4400.01.000.00 Management Fee to YCH	3,500	3,500	3,500	3,500	3,500	3,500	21,000	42,000	-	42,000	21,000	50.0%
700.4401.00.000.00 IT Services	1,534	662	431	1,141	641	706	5,116	9,750	500	10,250	5,134	50.1%
700.4420.00.000.00 Materials	168	-	274	63	-	591	1,096	2,500	-	2,500	1,404	56.2%
700.4420.01.000.00 Electrical Supplies	4	-	-	-	-	-	4	200	-	200	196	98.2%
700.4420.02.000.00 Plumbing Supplies	-	-	281	-	-	-	281	500	-	500	219	43.8%
700.4420.05.000.00 Lumber and Hardware	98	-	-	-	484	-	582	1,000	-	1,000	418	41.8%
700.4420.05.701.00 Lumber & Hardware-Pacifico Rehab	-	-	-	-	-	-	-	-	-	-	-	0.0%
700.4420.08.000.00 Dwelling Equipment/Supplies	-	-	11	-	-	931	942	1,700	-	1,700	758	44.6%
700.4420.09.000.00 Maintenance Equip/Supplies	1,209	391	496	301	530	90	3,018	6,000	-	6,000	2,982	49.7%
700.4423.08.000.00 Fire Sprinkler Contracts/Repairs	741	-	-	741	-	-	1,482	4,000	-	4,000	2,518	63.0%
700.4430.00.000.00 Grounds Maintenance Project Exp	-	-	10,330	-	-	-	10,330	-	10,330	10,330	-	0.0%
700.4430.01.000.00 Electrical Repair/Contract	-	-	-	-	-	-	-	200	-	200	200	100.0%
700.4430.02.000.00 Plumbing Repair/Contract	-	-	-	-	-	-	-	200	-	200	200	100.0%
700.4430.04.000.00 Trash Pickup	329	329	329	329	329	339	1,985	3,250	750	4,000	2,015	50.4%
700.4430.05.000.00 Chemical Treatment	630	240	-	125	345	150	1,490	350	2,475	2,825	1,335	47.3%
700.4430.12.000.00 Janitorial Services	-	-	660	-	-	660	1,320	3,000	-	3,000	1,680	56.0%
700.4431.00.000.00 Landscape Maintenance Contract Work	600	-	-	-	-	-	600	-	600	600	-	0.0%
700.4436.00.000.00 Maintenance Charges from Others	1,568	1,680	1,303	943	495	1,598	7,585	24,856	-	24,856	17,271	69.5%
700.4480.00.000.00 Protective Services	111	-	-	111	-	-	222	-	9,375	9,375	9,153	97.6%
700.4570.00.000.00 Collection Losses	-	-	-	-	-	-	-	15,000	-	15,000	15,000	100.0%
700.4610.00.000.00 Extraordinary Maintenance/Repairs	-	-	19,988	-	-	-	19,988	-	20,000	20,000	12	0.1%
700.6010.00.000.00 Prior Period Adjustment	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Expenses	19,952	13,809	44,952	11,398	9,913	13,785	113,809	183,649	45,854	229,503	115,694	50.4%
Net Increase/(Decrease) In Fund Balance	(19,952)	(13,809)	(11)	(11,398)	(9,913)	49,874	(5,209)	(0)	-	(0)	5,209	

ROSS Grant 2013-2016

991.3030.00.000.00 HUD Grant Income	-	-	21,326	-	12,530	-	33,856	87,765	0	87,765	53,909	61.4%
Total Operating Revenue	-	-	21,326	-	12,530	-	33,856	87,765	0	87,765	53,909	
991.4110.00.000.00 Administration Salaries	57	-	-	-	64	57	179	45,554	(40,000)	5,554	5,376	96.8%
991.4125.01.000.00 Admin P/R Taxes - Social Security/Medical	4	-	-	-	4	4	12	3,895	(3,500)	395	383	96.9%
991.4125.02.000.00 Admin P/R Taxes - SUI	-	-	-	-	-	-	-	441	(350)	91	91	100.0%
991.4125.04.000.00 Admin. Retirement	44	-	-	-	5	4	53	3,007	(2,500)	507	454	89.6%
991.4125.05.000.00 Admin. Workers Comp	-	-	-	-	-	2	2	273	(250)	23	21	91.1%
991.4125.06.000.00 Admin. Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
991.4130.00.000.00 Legal Fees	-	-	-	-	-	-	-	-	-	-	-	0.0%
991.4140.00.000.00 Training	-	25	-	-	-	-	25	-	1,000	1,000	975	97.5%
991.4150.00.000.00 Travel	153	295	-	522	105	179	1,255	-	2,500	2,500	1,245	49.8%
991.4170.10.000.00 Professional Services	-	-	-	-	-	-	-	-	-	-	-	0.0%
991.4190.00.000.00 Postage	-	-	-	-	-	-	-	-	-	-	-	0.0%
991.4190.01.000.00 Office Supplies	19	-	-	-	-	-	19	-	100	100	81	80.6%
991.4190.02.000.00 Printing & Copier Usage Charges	2	0	1	54	15	27	100	-	400	400	301	75.1%
991.4190.03.000.00 Telephone	196	103	84	31	31	108	553	-	1,200	1,200	647	53.9%
991.4190.12.000.00 Office Machines/Leases	-	-	-	-	-	-	-	-	-	-	-	0.0%
991.4190.20.000.00 Advertising	-	-	-	-	-	-	-	-	-	-	-	0.0%
991.4190.23.000.00 Computer Equipment	475	-	-	-	-	-	475	-	500	500	25	5.0%
991.4210.00.000.00 Tenant Service Salaries	3,899	5,771	3,789	4,010	3,822	4,576	25,868	7,864	41,684	49,549	23,681	47.8%

991.4215.01.000.00 Tenant Svc P/R Taxes - Social Security/Me	251	386	259	273	261	313	1,744	672	2,655	3,328	1,584	47.6%
991.4215.02.000.00 Tenant Svc P/R Taxes- SUI	-	9	14	14	7	-	44	57	48	105	62	58.4%
991.4215.04.000.00 Tenant Svc Retirement	220	353	236	250	238	285	1,583	566	2,371	2,937	1,354	46.1%
991.4215.05.000.00 Tenant Svc Workers Comp	-	-	90	-	-	91	181	47	200	247	66	26.8%
991.4215.06.000.00 Tenant Svc Comp. Abs.	-	-	-	-	-	-	-	-	-	-	-	0.0%
991.4220.00.000.00 Project Coordinator Materials	-	-	-	-	-	-	-	-	-	-	-	0.0%
991.4401.00.000.00 IT Services	250	125	500	188	63	-	1,125	9,750	(8,000)	1,750	625	35.7%
991.4540.00.000.00 Admin Benefits	22	-	-	-	-	-	22	14,400	(14,000)	400	378	94.5%
991.4540.04.000.00 OPEB Expense	-	-	-	-	-	-	-	-	2,500	2,500	2,500	100.0%
991.4540.20.000.00 Tenant Service Benefits	1,218	1,228	1,286	1,355	1,270	1,764	8,121	1,238	13,441	14,679	6,558	44.7%
991.9110.00.000.00 Operating Transfers In	-	-	-	-	-	-	-	-	-	-	-	0.0%
991.9111.00.000.00 Operations Transfer Out	-	-	-	-	-	-	-	-	-	-	-	0.0%
Total Operating Expenses	6,810	8,295	6,260	6,697	5,885	7,412	41,359	87,765	0	87,765	46,406	52.9%
Net Increase/(Decrease) In Fund Balance	(6,810)	(8,295)	15,066	(6,697)	6,645	(7,412)	(7,503)	-	-	-	7,503	