

# Yolo County Housing Yolo County, California

July 11, 2018

## MINUTES

The Yolo County Housing met on the 11th day of July, 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; Mark Johannessen; Pierre Neu; Helen Thomson; Karen Vanderford

Absent: Angel Barajas

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

### CALL TO ORDER

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

Minute Order No. 18-22: Approved agenda as submitted.

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

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.

## CONSENT AGENDA

Minute Order No. 18-23: Approved Consent Agenda Item Nos. 4-5.

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

4. Review and Approve the Minutes of June 13, 2018

Approved the minutes of June 13, 2018 on Consent.

5. Review, Approve and Authorize the Write-Off of Quarterly Uncollectible Debt in Accordance with the Adopted Accounts Receivable Charge Off Policy (Dogias)

Approved recommended action on Consent.

## REGULAR AGENDA

6. Review and Approve YCH Smoke-Free Housing Policy Addendum to the Admissions and Continued Occupancy Plan (ACOP) (Baker, Holt, Dogias)

Minute Order No. 18-24: Approved recommended action.

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

7. Review and Adopt Resolution Authorizing YCH to Submit an Application to the Department of Housing and Urban Development (HUD) for the Rental Assistance Demonstration Program (RAD) and Explore Options to Improve the Financial Position of its Public Housing Stock (Baker, Holt, Gillette, Ichtertz, Dogias)

Minute Order No. 18-25: Approved recommended action by **Resolution No. 18-07**.

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

8. Receive comments from CEO Baker

During comments from CEO Baker, Fred Ichtertz provided the Board with an update on the various construction projects, including the solar farms in Winters, West Sacramento and Woodland (Yolo Donnelly), as well as the water well in Winters, the Cottonwood project, the old boxing club and the completion of the ADA improvements in Winters and Davis. Lisa Baker then provided the following updates to the Board: obstacles with the solar projects, the recent fires and the efforts they have done in providing security and safety to the residents, HOME funds coming before the Board of Supervisors on July 24th, the Westucky water project in Woodland, climate adaptation, housing scam, increased customer service training to handle higher call volume and appreciation to the District Attorney for their recent assistance with the IGT House.

9. Receive comments from Commissioners

Commissioner Arnold noted the City of Davis reappointed him to continue serving on the Commission. His appointment will be brought to the Board of Supervisors for action at a future meeting.

## ADJOURNMENT

Next meeting is August 8, 2018

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Will Arnold, Chair  
Yolo County Housing

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Julie Dachtler, Clerk  
Yolo County Housing

# YOLO COUNTY HOUSING

## AGENDA

### REGULAR MEETING

July 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

**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.

### **CONSENT AGENDA**

4. Review and Approve the Minutes of June 13, 2018
5. Review, Approve and Authorize the Write-Off of Quarterly Uncollectible Debt in Accordance with the Adopted Accounts Receivable Charge Off Policy (Dogias)

### **REGULAR AGENDA**

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7. Review and Adopt Resolution Authorizing YCH to Submit an Application to the Department of Housing and Urban Development (HUD) for the Rental Assistance Demonstration Program (RAD) and Explore Options to Improve the Financial Position of its Public Housing Stock (Baker, Holt, Gillette, Ichtertz, Dogias)
8. Receive comments from CEO Baker
9. Receive comments from Commissioners

## ADJOURNMENT

Next meeting is August 8, 2018

I declare under penalty of perjury that the foregoing agenda was posted by Friday, July 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](http://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  
Yolo County, California

To: Co. Counsel ✓  
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No. 18-23 Item No. 4, of the Yolo County Housing meeting of July 11, 2018.

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

4.

Review and Approve the Minutes of June 13, 2018

Approved the minutes of June 13, 2018 on Consent.

# Yolo County Housing Yolo County, California

June 13, 2018

## MINUTES

The Yolo County Housing met on the 13th day of June, 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; Mark Johannessen; Pierre Neu; Karen Vanderford  
Absent: Angel Barajas; Helen Thomson  
Staff Present: Lisa Baker, CEO  
Phil Pogledich, Agency Counsel subbing for Hope Welton  
Janis Holt, General Director  
Julie Dachtler, Clerk

### CALL TO ORDER

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

Minute Order No. 18-19: Approved agenda as submitted.

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

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. Presentation - Certificate of Appreciation to the 6th Grade Graduating Class of the Cesar Chavez Elementary School, Davis CA

Chair Arnold presented the Certificate of Appreciation to the 6th Grade Graduating Class of the Cesar Chavez Elementary School, Davis CA for their efforts in fundraising to provide funds to the children of the Davis Migrant Center.

5. Presentation - Certificate of Recognition to the 2nd Place Winner, 9 - 11 Year Old Category of the HAI Group Playground Poster Contest to Bennie Moses, Las Casitas Apartments, West Sacramento

Commissioner Johannessen presented the Certificate of Recognition to the 2nd Place Winner, 9 - 11 Year Old Category of the HAI Group Playground Poster Contest to Bennie Moses, Las Casitas Apartments, West Sacramento.

6. Presentation - Certificate of Achievement to Tanya Moreno and to Maria Pena for the USDA 2018 Farm Labor Housing Training Course

Janis Holt, General Director, presented the Certificate of Achievement to Tanya Moreno and to Maria Pena for the USDA 2018 Farm Labor Housing Training Course.

7. Presentation - Certification in Self-Sufficiency Coordination to Ricardo Lopez

Janis Holt, General Director, presented the Certification in Self-Sufficiency Coordination to Ricardo Lopez.

8. Introduction of New Employees - Kristin Barron, Lease and Rental Coordinator. Isaac Blackstock, Lead Client Service Coordinator

Janis Holt, General Director, introduced New Employees Kristin Barron, Lease and Rental Coordinator and Isaac Blackstock, Lead Client Service Coordinator.

9. Presentation - 2018 Special Recognition Environmental Award from the City of Davis

Chair Arnold presented the 2018 Special Recognition Environmental Award from the City of Davis to CEO Lisa Baker on behalf of Yolo County Housing.

## CONSENT AGENDA

Minute Order No. 18-20: Approved Consent Agenda Item Nos. 10-12.

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

10. Review and Approve the Minutes of May 9, 2018

Approved the Minutes of May 9, 2018 on Consent.

11. Review, Approve and Adopt Resolution Authorizing Execution of Standard Contract Amendment 1 with State Department of Housing and Community Development Office of Migrant Services by CEO (Gillette, Baker)

Approved **Resolution No. 18-05** and **Agreement No. 18-01** on Consent.

12. Review and Approve Proposed Employment Agreement with the Chief Executive Officer and Authorize the Board Chair to Execute the Agreement

Approved **Agreement No. 18-02** on Consent.

## REGULAR AGENDA

13. Review, Approve and Adopt Resolution Adopting 2018 - 2019 Annual Operating Budget (Gillette, Holt, Baker)

Minute Order No. 18-21: Approved recommended action by **Resolution No. 18-06**.

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

14. Receive Update on YCH Governance from CEO Baker

Agency Counsel Phil Pogledich provided an update on the YCH Governance, noting with the adoption of an ordinance at the May 22, 2018 Board of Supervisors meeting, the YCH will be reconstituted with expanded duties, such as all decisions by the Commission will be final with no need for the Board of Supervisors to review. He went over the makeup of the new commission, which will be a total of seven seats with one from each City (total of 4), one from the County and two Tenant Commissioners, all appointed by the Board of Supervisors. As to the timeline, this will take effect sometime in July or August. The hope is to improve governance of the Housing Authority. The preference is for each city to appoint a city council member to this Board, although it is not required.

15. Receive Comments from CEO Baker

CEO Baker reported the recent trip she and Jim Gillette made to Washington DC regarding the RAD and Section 18 rules was very valuable. One of the bonuses was being able to talk to other Housing Authorities who have gone through the process, which was very helpful. There is real opportunity to be able to look at options for the majority of the Housing stock. Jim also added there appears to be future development opportunities and the best ways to approach it. They will be spending the next few months working on this and with HUD. At the next Housing Authority meeting, they will ask the Commission to set up an ad hoc subcommittee to review this process. No tax credits anymore but keeping it in public ownership. They were feeling positive about the new direction.

16. Receive Comments from Commissioners

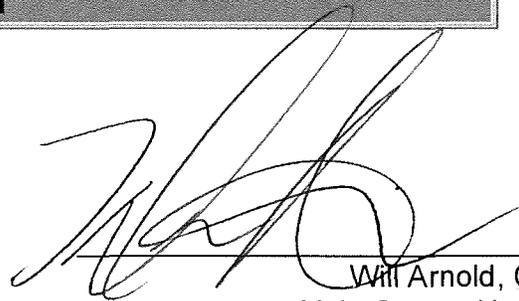
There were no comments from the Commissioner.

**ADJOURNMENT**

Next meeting is July 11, 2018



Julie Dachtler, Clerk  
Yolo County Housing



Will Arnold, Chair  
Yolo County Housing

Yolo County Housing  
Yolo County, California

To: Co. Counsel ✓  
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No. 18-23 Item No. 5, of the Yolo County Housing meeting of July 11, 2018.

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

5. Review, Approve and Authorize the Write-Off of Quarterly Uncollectible Debt in Accordance with the Adopted Accounts Receivable Charge Off Policy (Dogias)

Approved recommended action on Consent.



## ***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:**                      July 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 \$6,966.00 in the Yolo County Housing Low Income Public Housing Program for the period ending June 30, 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 June 30, 2018. This amount of bad debts for the quarter are a result of:

- \$2,258.00 for AMP I (Yolano Village/Donnelly Circle). This amount includes the clean up and dumping of trash, maintenance and repair of a unit of a tenant that had hoarding and housekeeping issues at our Yolano property. Fortunately, no legal fees were required for the removal of the tenant. This elderly gentleman was placed back with family and is currently receiving needed medical care.
- \$2,172.00 for AMP II are remaining move out charges of four former residents. The security deposits were not enough to cover damages and all attempts to collect have been unsuccessful. As a result, the files will be going to our

collections agency.

- \$2,534.00 for AMP III involves three elderly residents from the Riverbend Manor community who passed away with no remaining estate or assets. The clean up involved a deep cleaning, disposal of remaining items, and carpet replacement. One of these units did require fire abatement caused by a mentally ill relative who broke into the unit while the resident was in the hospital.

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 \$6966.00. This amount is 1% 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%
● 2017-2018	\$19,390	1.02%

### **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 4th quarter in the amount of \$6,966.00.

Yolo County Housing  
Yolo County, California

Meeting Date: July 11, 2018

To: County Counsel ✓  
Yolo County Housing ✓

6.

Review and Approve YCH Smoke-Free Housing Policy Addendum to the Admissions and Continued Occupancy Plan (ACOP) (Baker, Holt, Dogias)

Minute Order No. 18-24: Approved recommended action.

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



# 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: July 11, 2018  
TO: YCH Board of Commissioners  
FROM: Lisa A. Baker, CEO  
PREPARED BY: Janis Holt, General Director

**SUBJECT: Review and Approve the YCH Smoke-Free Housing Policy with Lease Addendum**

## **RECOMMENDED ACTION:**

That the Board of Commissioners

- 1) Review and Approve the YCH Smoke-Free Housing Policy; and
- 2) Authorize the CEO to implement

## **BACKGROUND / DISCUSSION**

On December 5, 2016, the U.S. Department of Housing and Urban Development (HUD) finalized a rule that requires all Public Housing Authorities (PHA's) to implement a smoke free policy by July 30, 2018. In January 2017, staff prepared an 18-month implementation plan from introduction to implementation in order to allow residents maximum participation in the process.

Using the HUD Guidebook on "Implementing HUD's Smoke Free Policy" and with the assistance of Theresa Boschert, Project Director with ETR and liaison from Yolo County Health and Human Services, staff conducted outreach, education, resident meetings, and established resident sub-committees. The draft YCH Smoke-Free Policy was reviewed by Legal Services of Northern California, who provided valuable input on policy content and the planned implementation process. The summary timeline consists of:

Month	Activity
April 2016	Initial Meeting between YCH and HHSA - discuss smoke free initiative implementation process
November 2016	Developed Draft Implementation Timeline

February 2017	Three On-Site Resident Meetings - Introduced HUD Smoke Free Rule (YCH & HHSA)
March 2017	Resident Advisory Board (RAB) Meeting - Introduced HUD Smoke Free Rule and Overview of Implementation Plan <i>(Three RAB members expressed they were looking forward to the implementation)</i>
April 2017	Three Spring Fling Health and Education Fairs - Information on smoking cessation and tobacco-free marketing items distributed.
April 2017	Three On-Site Resident Meetings - Discussed next steps in Hud Smoke Free Rule
July 2017	Three On-Site Resident Meetings - Overview of next steps, received input and discussed survey.
August 2017	National Night Out at Yolano Village, Woodland - Information on smoking cessation and tobacco-free marketing items distributed.
October 2017	Distributed cover letter and survey to all public housing households (431) in English and Spanish <i>Results: <b>12 surveys returned</b>, 10 non-smokers, 2-smokers. <b>92% of respondents</b> supported smoke-free housing including one smoker..</i>
October 2017	Three On-Site Resident Meetings - reviewed HUD Fact Sheet on Smoke Free Policy and how residents can be involved.
October 2017	Resident Advisory Board (RAB) Meeting - Reviewed progress and implementation plan for Smoke-Free Housing Rule.
November 2017	Distributed smoke-free resident survey to Cottonwood Meadows.
March 2018	Three Spring Fling Health and Education Fairs - Information on smoking cessation and tobacco-free marketing items distributed.
April 2018	Resident Advisory Board (RAB) Meeting - Annual Plan which includes implementation of smoke-free housing at YCH public housing properties was reviewed by the RAB.
April 2018	Three On-Site Resident Meetings - Resident Smoke Free Implementation Committees were established at all three locations.
May 2018	Staff developed HUD Smoke-Free Housing Policy for review taking resident input into consideration.
June 2018	Notified all public housing residents of policy implementation including required lease addendum pending Housing Commission approval.

June 2018	Legal Services of Northern California (LSNC) reviewed YCH Smoke-Free Policy. Based on LSNC recommendations, staff made some adjustments to the policy.
July 1, 2018	Post draft YCH Smoke Free Policy at all locations and YCH website. Make copies available upon request.
July 2018	Take YCH Smoke Free Policy to Housing Commission for review and approval. <b>(In Progress)</b>
July - August 2018	<ul style="list-style-type: none"> <li>● Continue work with resident committees to identify <b>designated smoke free</b> areas at each location.</li> <li>● Schedule smoking cessation classes on-site.</li> <li>● Provide residents with a 30-day notice of the approved YCH Smoke-Free Housing Policy and have households sign Smoke-Free Lease Addendums.</li> </ul>
September 1, 2018	Full implementation of the Smoke Free Policy including five-step violation process.

The proposed YCH Smoke Free Policy will prohibit the use of tobacco products, including electronic devices on all YCH public housing housing properties. Smoking will only be allowed in designated smoking areas. This policy outlines the purpose and health benefits of the policy and discusses that all interior and exterior spaces are smoke free. As recommended by LSNC, the policy has a five step enforcement process which includes referral to smoking cessation resources and support from the YCH client services division.

As indicative of the timeline, staff in collaboration with residents and HHSA with input from LSNC, have taken a thoughtful approach to the implementation of the HUD Smoke-Free Rule. Staff will continue that thoughtful approach as we move forward with the lease addendum process and in working with residents

Staff will continue to work with our residents to identify designated smoke free areas at each campus and collaborate with our partners to assist with implementation.

### **FISCAL IMPACT**

None expected but unknown at this time.

### **CONCLUSION**

Staff recommends that the Board approve the YCH Smoke Free Policy with Lease Addendum.

**Attachment:** YCH Smoke Free Policy and Lease Addendum

**YOLO COUNTY HOUSING**  
**Smoke-Free Housing Policy**  
**(81 FR 87430)**

This policy bars the use of prohibited tobacco products on all Low-Income Public Housing property owned by Yolo County Housing including but not limited to public housing units, common areas both interiors of buildings and exteriors of buildings, property management offices, playgrounds, soccer fields, etc. Smoking, as defined herein, is prohibited in any building, facility, playground, soccer field or vehicle. As part of this policy, YCH also prohibits the use of electronic nicotine delivery systems (ENDS) in the above areas and is including it in this policy's definition of smoking. Smoking is **only allowed** in **designated** smoking areas on YCH property.

This policy applies to all residents, resident's families, resident's guests and persons under their control, visitors, contractors, service personnel, and employees.

**Purpose**

- 1) To mitigate the irritation and known health effects of secondhand smoke. Smoking or exposure to secondhand smoke (sometimes called environmental tobacco smoke) causes premature death from respiratory disease, cancer or heart disease. Smoking is the number one cause of preventable disease in the United States.
- 2) Smoking or exposure to secondhand smoke (sometimes called environmental tobacco smoke) causes premature death from respiratory disease, cancer or heart disease. According to the EPA, secondhand smoke exposure causes disease and premature death in children and adults who do not smoke. People with chronic diseases such as asthma or cardiovascular disease are particularly vulnerable to the effects of secondhand smoke. Secondhand smoke lingers in the air for hours after cigarettes have been extinguished and can migrate between apartments in multifamily buildings.
- 3) To allow all administrative and maintenance staff the opportunity to perform their job duties in an environment that is nonsmoking.
- 4) Minimize the maintenance, cleaning, painting and redecorating costs associated with smoking.
- 5) Decrease the risk of smoking-related fires to property and personal safety. Fires started by lighted tobacco products, principally cigarettes, constitute the leading cause of residential fire deaths.

**Definitions**

*Public Housing* – Public Housing is defined as low-income housing, and all necessary appurtenances (e.g. community facilities, public housing offices, day care centers, and laundry rooms) thereto, assisted under the U.S. Housing Act of 1937 (the 1937 Act), other than assistance under section 8 of the 1937 Act.

*Development/Property* – All of YCH’s public housing developments and property are included in this policy and all related administrative offices and maintenance facilities.

*Smoking* - The term “smoking” means igniting, inhaling, exhaling, breathing or carrying or possessing any lit cigar, cigarette, pipe, water pipe referred to as hookahs or other tobacco product or similar lighted product in any manner or in any form or any other device containing tobacco, marijuana or other legal or illegal substance that burns. This definition also includes electronic nicotine delivery systems (ENDS) including electronic cigarettes (“e-cigarettes”).

*Indoor Areas* – Indoor Areas are defined as living units/apartments, indoor common areas, electrical rooms and closets, storage units or closets, community bathrooms, lobbies, hallways, laundry rooms, stairways, offices, elevators and all public housing administrative offices/buildings, maintenance facilities and vehicles.

*Individual Apartment /Units* - Individual Apartment/Units are defined **as the interior and exterior spaces tied to a particular apartment/unit**. This includes, but is not limited to, bedrooms, hallways, kitchens, bathroom, patios, balconies, porches and apartment entryway areas.

*Common areas* - Common areas are areas that are open to all residents, resident’s families, resident’s guests, visitors, contractors, service personnel, employees and members of the public. Common areas include:

- (a) Any inside space
- (b) Entryways/entrances
- (c) Patios, porches and balconies
- (d) Lobbies
- (e) Hallways and stairwells
- (f) Elevators
- (g) Management offices
- (h) Maintenance offices and warehouses
- (i) Public restrooms
- (j) Community rooms
- (k) Community kitchens
- (l) Lawns
- (m) Sidewalks and walkways within the development
- (n) Parking lots and spaces
- (o) Playgrounds, parks and picnic areas
- (p) Common areas also include any other area of the buildings or developments where residents, resident’s families, resident’s guests, visitors, contractors, service personnel, employees, and members of the public may go.

**Effective Date**

The effective date of this policy shall be July 30, 2018. All residents, resident’s families, resident’s guests and persons under their control, visitors, contractors, service personnel, employees, and members of the public will be prohibited from smoking on all Low-Income Public Housing property owned by Yolo County Housing **except in designated smoking areas** including but not limited to housing units, common areas both interiors of buildings and exteriors of buildings, administrative offices, inside the buildings, in common areas, including all housing units starting on that date.

## Residents Responsibilities and Lease Violations

- 1) Residents are responsible for the actions of members of their household and guests. Any resident will be considered in violation of the lease if they, members of their household or guests are found smoking in any smoke-free areas included in this policy. Visual observation of smoking is not necessary to substantiate a violation of this policy. For example, the presence of smoke, tobacco smoke odor, burns, or smoke stains within an apartment in combination with butts, ash trays, or other smoking paraphernalia will be considered significant evidence of a policy violation. **Five (5) violations will be considered to be a serious violation of the material terms of the lease and will be cause for eviction.** In addition, resident will be responsible for all costs to remove smoke odor or residue upon any violation of this policy.
- 2) No smoking signs will be posted both outside and inside the buildings, offices and common areas of YCH property. Residents will be responsible to inform all their household, family, and guests and persons under their control that their apartment is smoke free and that their housing may be affected by violators.
- 3) If the smell of tobacco smoke is reported, YCH will seek the source of the smoke and appropriate action will be taken. Residents are encouraged to promptly give YCH staff a written statement of any incident where smoke is migrating into the resident's apartment from sources outside of the resident's apartment.

## Enforcement

If a resident is found to be in violation of this policy, the following steps will be taken:

- **First violation:** The first documented violation will result in a verbal warning and referral to smoking cessation resources.
- **Second violation:** The second documented violation will result in a written warning, referral to smoking cessation resources and referral to client services.
- **Third violation:** The third documented violation will result in a second written warning, referral to smoking cessation resources and referral to client services.
- **Fourth violation:** The fourth documented violation, the resident is served with a Notice to Perform Covenant or quit, cessation resources and a third referral to client services.
- **Fifth violation:** The fifth documented violation will result in a Notice to Terminate Tenancy. Any person whose tenancy is terminated due to violation of this policy will be subject to a unit cleaning fee.

In addition, YCH reserves the right to charge a resident a reasonable fee associated with any maintenance costs related to resident's smoking during the duration of their lease.

If an employee is found to be in violation of this policy, any disciplinary actions should be consistent with YCH's Personnel Policy.

### **Adoption of Policy by Resident**

Upon approval of this policy by YCH, all current residents living in YCH's public housing developments will be given a copy of this policy. New residents will be given a copy of this policy at lease-up. After review, both current and new residents will be required to sign the Smoke-Free Housing Lease Addendum within 60 days of the effective date of the policy. A copy will be retained in the resident file. Failure to sign and/or return the Smoke-Free Housing Policy Lease Addendum to the Property Management office in a timely manner will result in a written warning. If still not received after a second warning, eviction procedures will be started. All current residents who smoke will be provided with resources for a cessation program. The development's Property Manager will provide information on cessation program accessibility.

### **Disclaimers and Representations**

- 1) The Smoke-Free Housing Policy does not mean that residents and/or employees will have to quit smoking in order to live and/or work at YCH's public housing developments and offices or drive its vehicles.
- 2) YCH does not guarantee a Smoke-Free Environment. YCH's adoption of the Smoke-Free Housing Policy, and the efforts to designate developments as non-smoking does not make YCH or any of its Board of Commissioners, officers, employees or agents the guarantor of resident's health or of the smoke-free condition. YCH will take reasonable steps to enforce the Smoke-Free Housing Policy. YCH is not required to take steps in response to smoking unless YCH has actual knowledge of the smoking and the identity of the responsible resident.
- 3) YCH's adoption of a non-smoking living environment and the efforts to designate its developments as non-smoking does not in any way change the standard of care that YCH has under applicable law to render its developments any safer, more habitable or improved in terms of air quality standards than any other rental premises. YCH specifically disclaims any implied or express warranties that the air quality in the apartment or the building containing the apartment will improve or be any better than any other rental property. YCH cannot and does not warranty or promise that its developments will be free from secondhand smoke. YCH's adoption of the Smoke-Free Housing Policy does not in any way change the standard of care that it has to the resident's apartments and the common spaces.
- 4) YCH's ability to police, monitor or enforce the Smoke-Free Housing Policy is dependent in significant part on voluntary compliance of residents, resident's household, resident's families, resident's guests and visitors. It is also dependent on the applicable court to enforce lease termination.
- 5) Residents with respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that YCH does not assume any higher duty of care to enforce this policy than any other landlord obligation under the lease. YCH is not responsible for smoke exposure even if the resident, a member of the resident's household, resident's families, resident's guests or visitors have respiratory ailments, allergies, or any other physical or mental condition relating to smoke.

- 6) Even though YCH has adopted a Smoke-Free Housing Policy, it cannot guarantee that smoking will never happen.
- 7) In apartments that used to allow smoking, the effects of that smoking may still linger.

### **Smoking Cessation**

YCH desires to assist any resident who wishes to stop smoking with referrals to various resources available in the community. In addition to these resources, on-site cessation classes may be available. Residents are encouraged to take advantage of these programs.

### ***Dignity Health/Woodland Memorial Hospital***

The Dignity Health System offers education and support resources for smoking cessation at its Heart and Vascular Institute of Greater Sacramento. Contact information is below:

Dignity Health – Mercy General Hospital  
Alex G. Spanos Heart & Vascular Center  
4001 J Street  
Sacramento, California 95819  
(916) 453-4545  
[www.mercygeneral.org](http://www.mercygeneral.org)

### ***State of California***

CALIFORNIA SMOKERS' HEPLINE  
**1-800-NO-BUTTS**  
[www.nobutts.org](http://www.nobutts.org)

SPANISH  
**1-800-45-NO-FUME**

CALIFORNIA DEPARTMENT OF HEALTH CARE SERVICES  
[www.dhcs.ca.gov](http://www.dhcs.ca.gov)  
[TobaccoFreeCA.org](http://TobaccoFreeCA.org)

### ***Centers for Disease Control:***

**Office on Smoking and Health**  
**Centers for Disease Control & Prevention (CDC)**  
Toll free number 1-800-232-4636 (1-800-CDC-INFO)  
[www.cdc.gov/tobacco](http://www.cdc.gov/tobacco)

Offers information on tobacco, smoking, and quitting.

**National Institute for Occupational Safety and Health  
Centers for Disease Control & Prevention (CDC)**

Toll free number: 1-800-232-4636 (1-800-CDC-INFO)

[www.cdc.gov/niosh](http://www.cdc.gov/niosh)

Offers information on workplace safety topics and safety practices; can look into potential hazards in workplaces if asked by employers or employees.

***Other Online Resources:***

American Academy of Family Physicians

American Cancer Society

American Heart Association

American Lung Association

National Cancer Institute

National Women's Health Information Center

[www.smokefree.gov](http://www.smokefree.gov)

YOLO COUNTY HOUSING

SMOKE FREE ENVIRONMENT LEASE ADDENDUM

I, \_\_\_\_\_, understand that the entire property at Yolo County Housing (all buildings, common areas, etc.) are smoke-free. This means no smoking anywhere on YCH property except designated smoking areas. This includes but not limited to the following:

- The interior of all YCH owned buildings, including but not limited to individual units, hallways, stairwells, offices, and common areas. THIS INCLUDES THE INTERIOR OF MY RENTED UNIT.
- Other than designated smoking areas, YCH property will be smoke-free including all buildings, recreational areas, patios, back, front and side yards and porches;
- Within any YCH-owned vehicles, including buses, vans, and work trucks.

I will not smoke and shall assure that my resident family, other persons under my resident family's control, live-in aide, and my resident family's guests shall not smoke unless in a designated smoking area or off YCH property. Smoking includes but is not limited to the use of cigarettes, cigars, pipes, tobacco or incense products, including electronic cigarettes and hookahs that emit aerosol and vapor. I understand that cannabis/marijuana or any other controlled substance is **illegal** on YCH public housing property and other federally financed or subsidized property.

I will comply with this Lease Addendum. I understand that any violation of the Lease Addendum is a serious violation of a material term of my Lease and is grounds for Yolo County Housing to terminate my lease in accordance with the Smoke-Free Policy.

Head of Household Signature

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Housing YCH Staff Signature

Date

Yolo County Housing  
Yolo County, California

Meeting Date: July 11, 2018

To: County Counsel ✓  
Yolo County Housing ✓

7.

Review and Adopt Resolution Authorizing YCH to Submit an Application to the Department of Housing and Urban Development (HUD) for the Rental Assistance Demonstration Program (RAD) and Explore Options to Improve the Financial Position of its Public Housing Stock (Baker, Holt, Gillette, Ichtertz, Dogias)

Minute Order No. 18-25: Approved recommended action by **Resolution No. 18-07**.

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



## ***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:** July 11, 2018  
**TO:** YCH Housing Commission  
**FROM:** Lisa A. Baker, CEO  
**PREPARED BY:** James D. Gillette, Finance Director  
**SUBJECT:** **Review, Approve and Authorize YCH to Submit an Application to HUD for the Rental Assistance Demonstration Program (RAD) and Explore Options to Improve the Financial Position of its Public Housing Stock**

### **RECOMMENDED ACTION**

That the Housing Commission:

1. Approve submission of an application by YCH for participation in the Rental Assistance Demonstration (RAD) program; and
2. Authorize the CEO to explore the various options for this program.

### **BACKGROUND/DISCUSSION**

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. Despite this, YCH still needs to meet operational and capital improvement costs.

RAD was created to give public housing authorities (PHA's) a tool to preserve and improve public housing properties through 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 rental assistance (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 federal 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**.

HUD has compiled a fact sheet on the opportunity including Frequently Asked Questions. 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.

- 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 funding platform so their affordable housing/unit can be preserved.
- More flexibility with 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 was to submit a Letter of Interest (LOI) and be placed on the list. From those submissions, at some future date, HUD would 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.

On October 25, 2017, the YCH Housing Commission authorized staff to issue the LOI and apply to the RAD waitlist.

On May 25, 2018, HUD announced in an email that all waitlisted agencies would be required to submit a complete application to the RAD program within 60 calendar days in order to retain its position on the waiting list and begin working with HUD to evaluate various RAD options for long-term preservation of affordable housing in Yolo County.

On July 2, 2018, HUD changed the submission date to September 4, 2018 as its drop dead deadline for waitlisted agencies to apply.

Staff is seeking Housing Commission approval to submit a RAD application to HUD prior to the September 4, 2018 deadline and begin identifying resources necessary to put together a formal plan, which will be submitted to the Board in the near future.

In accordance with the application requirements and prior to submitting the RAD Application, staff will conduct on-site meetings at all housing campuses to receive initial input and feedback from current residents in addition to those serving on the Resident Advisory Board. Resident comments will be brought back to the Commission at a subsequent meeting for the members' consideration.

#### **FISCAL IMPACT:**

There is no fiscal impact to submit the application and retain our position on the interest list while we explore various RAD and other options. However, we expect to issue an RFP in the next 60 days to identify consultants and the related costs to assist staff with formulating a detailed plan on how to proceed. The cost for this work will be paid using available capital fund money. This is an eligible Capital Fund expense. Authorization to apply and expend has been prior approved by the Commission in the Agency Plan process and Annual Budget process.

There is no obligation to move forward with RAD. Any future decision to move forward and in proposed configuration would be brought back to the Commission for consideration and approval.

#### **CONCLUSION:**

That the Housing Commission approve and authorize YCH to submit a formal application for the Rental Assistance Demonstration (RAD) program.

**Attachments:**      Resolution  
                             RAD Portfolio Summary

**FILED**

**HOUSING AUTHORITY OF THE COUNTY OF YOLO**

**JUL 20 2018**

**RESOLUTION NO. 18-07**

BY Julie Rachtler  
DEPUTY CLERK OF THE BOARD

**RESOLUTION APPROVING CEO TO SIGN AND SUBMIT TO HUD FOR  
PROCESSING THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PUBLIC  
HOUSING PROGRAM APPLICATION**

**WHEREAS**, the United States Department of Housing Urban Development, through Congress, has approved the Rental Assistance Demonstration Program as a way to modernize the public housing portfolio; and

**WHEREAS**, the Housing Authority of the County of Yolo, acting through its Housing Commission, desires to submit an application for participation in the rental assistance demonstration project;

**NOW, THEREFORE, BE IT RESOLVED**, the Housing Commission of the Housing Authority of the County of Yolo hereby approves the submission of the application for the rental assistance demonstration project and authorizes Lisa A. Baker, its Chief Executive Officer, to execute said application, on behalf of the Housing Authority of the County of Yolo.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July, 2018 by the following vote:

**AYES: Arnold, Johannessen, Neu, Thomson, Vanderford.**

**NOES: None.**

**ABSENT: Barajas.**

**ABSTAIN: None.**

By: [Signature]  
Will Arnold  
Yolo County Housing Commission

Approved as to Form:

By: [Signature]  
Hope Welton, Agency Counsel

Attest:  
Julie Dachlter, Clerk  
Yolo County Housing Commission

By: [Signature]  
Deputy



## Yolo County Housing Unit Information by HUD Development - Summary

<b>Current Configuration</b>									
	<u>Date Built</u>	<u>Studio</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>	<u>Total</u>	<u>Notes/Comments</u>
<b>AMP1 - Woodland</b>									
Yolano Village CA30PO 44-001, Woodland	12/31/51	0	8	28	20	4	0	60	
Donnelly Circle, CA 30 PO 44-007, Woodland	03/31/62	0	8	28	24	12	0	72	
Yolito, CA30 PO 44-006, Yolo	09/30/53	0	0	4	6	0	0	10	
Ridge Cut Homes, CA30 PO 44-005, Knights Landing	09/30/53	0	0	4	6	0	0	10	
		0	16	64	56	16	0	152	
<b>AMP2 - Winters</b>									
El Rio Villa I, CA30 PO 44-002, Winters	12/31/51	0	4	14	10	2	0	30	
El Rio Villa II, CA30 PO 44-008, Winters	06/30/62	0	2	12	8	4	0	26	
El Rio Villa III, CA30 PO 44-018, Winters	05/16/88	0	10	10	20	8	2	50	
El Rio Villa IV, CA30 PO 44-25, Winters	01/31/92	0	0	0	18	0	0	18	
Vista Montecito, CA30 PO 44-004, Esparto	09/30/53	0	0	8	8	0	0	16	
		0	16	44	64	14	2	140	
<b>AMP3 - West Sacramento</b>									
Riverbend Senior Manor I, CA 30 PO 44-15, W Sac	01/31/84	4	31	4	0	0	0	39	
Riverbend Senior Manor II, CA 30 PO 44-17, W Sac	07/31/85	6	18	0	0	0	0	24	
Las Casitas, CA 30 PO 44-028, West Sacramento	07/13/01	0	16	28	24	8	0	76	
		10	65	32	24	8	0	139	
<b>Grand Totals</b>		<b>10</b>	<b>97</b>	<b>140</b>	<b>144</b>	<b>38</b>	<b>2</b>	<b>431</b>	

<b>Post-RAD Configuration</b>									
	<u>Date Built</u>	<u>Studio</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>	<u>Total</u>	<u>Notes/Comments</u>
<b>AMP1 - Woodland</b>									
Yolano Village CA30PO 44-001, Woodland	12/31/51	0	8	28	20	4	0	60	
Donnelly Circle, CA 30 PO 44-007, Woodland	03/31/62	0	8	28	24	12	0	72	
Yolito, CA30 PO 44-006, Yolo	09/30/53	0	0	0	0	0	0	0	dispo to NHCDC or YCH
Ridge Cut Homes, CA30 PO 44-005, Knights Landing	09/30/53	0	0	0	0	0	0	0	dispo to NHCDC or YCH
		0	16	56	44	16	0	132	
<b>AMP2 - Winters</b>									
El Rio Villa I, CA30 PO 44-002, Winters	12/31/51	0	4	14	10	2	0	30	
El Rio Villa II, CA30 PO 44-008, Winters	06/30/62	0	2	12	8	4	0	26	
El Rio Villa III, CA30 PO 44-018, Winters	05/16/88	0	10	10	20	8	2	50	
El Rio Villa IV, CA30 PO 44-25, Winters	01/31/92	0	0	0	18	0	0	18	
Vista Montecito, CA30 PO 44-004, Esparto	09/30/53	0	0	0	0	0	0	0	dispo to NHCDC or YCH
		0	16	36	56	14	2	124	
<b>AMP3 - West Sacramento</b>									
Riverbend Senior Manor I, CA 30 PO 44-15, W Sac	01/31/84	4	31	4	0	0	0	39	
Riverbend Senior Manor II, CA 30 PO 44-17, W Sac	07/31/85	6	18	0	0	0	0	24	
Las Casitas, CA 30 PO 44-028, West Sacramento	07/13/01	0	16	28	24	8	0	76	
		10	65	32	24	8	0	139	
<b>Grand Totals</b>		<b>10</b>	<b>97</b>	<b>124</b>	<b>124</b>	<b>38</b>	<b>2</b>	<b>395</b>	

## AMP1 - Woodland

### Unit Information by HUD Development

Building Identifier	Building Address	Unit #	City	Build. Type	Date Built	Unit Type	Studio	1BR	2BR	3BR	4BR	5BR	Total
<b>Yolano Village CA3OPO 44-001, Woodland</b>													
Building 001	1 Yolano Drive		Woodland	Duplex	12/31/1951	2BR			1				
Building 001	3 Yolano Drive		Woodland	Duplex	12/31/1951	2BR			1				
Building 002	2 Yolano Drive		Woodland	Duplex	12/31/1951	2BR			1				
Building 002	4 Yolano Drive		Woodland	Duplex	12/31/1951	2BR			1				
Building 003	5 Yolano Drive		Woodland	Townhouse	12/31/1951	2BR			1				
Building 003	7 Yolano Drive		Woodland	Townhouse	12/31/1951	3BR				1			
Building 003	9 Yolano Drive		Woodland	Townhouse	12/31/1951	3BR				1			
Building 003	11 Yolano Drive		Woodland	Townhouse	12/31/1951	2BR			1				
Building 004	6 Yolano Drive		Woodland	Townhouse	12/31/1951	2BR			1				
Building 004	8 Yolano Drive		Woodland	Townhouse	12/31/1951	3BR				1			
Building 004	10 Yolano Drive		Woodland	Townhouse	12/31/1951	3BR				1			
Building 004	12 Yolano Drive		Woodland	Townhouse	12/31/1951	2BR			1				
Building 005	14 Yolano Drive		Woodland	Townhouse	12/31/1951	2BR			1				
Building 005	16 Yolano Drive		Woodland	Townhouse	12/31/1951	3BR				1			
Building 005	18 Yolano Drive		Woodland	Townhouse	12/31/1951	3BR				1			
Building 005	20 Yolano Drive		Woodland	Townhouse	12/31/1951	2BR			1				
Building 006	13 Yolano Drive		Woodland	Townhouse	12/31/1951	2BR			1				
Building 006	15 Yolano Drive		Woodland	Townhouse	12/31/1951	3BR				1			
Building 006	17 Yolano Drive		Woodland	Townhouse	12/31/1951	2BR			1				
Building 006	19 Yolano Drive		Woodland	Townhouse	12/31/1951	3BR				1			
Building 007	21 Yolano Drive		Woodland	Townhouse	12/31/1951	2BR			1				
Building 007	23 Yolano Drive		Woodland	Townhouse	12/31/1951	3BR				1			
Building 007	25 Yolano Drive		Woodland	Townhouse	12/31/1951	3BR				1			
Building 007	27 Yolano Drive		Woodland	Townhouse	12/31/1951	2BR			1				
Building 008	29 Yolano Drive		Woodland	Duplex	12/31/1951	4BR					1		
Building 008	31 Yolano Drive		Woodland	Duplex	12/31/1951	4BR					1		

Building 009	22 Yolano Drive	Woodland	Duplex	12/31/1951	2BR	1		
Building 009	24 Yolano Drive	Woodland	Duplex	12/31/1951	2BR	1		
Building 010	33 Yolano Drive	Woodland	Townhouse	12/31/1951	2BR	1		
Building 010	35 Yolano Drive	Woodland	Townhouse	12/31/1951	3BR		1	
Building 010	37 Yolano Drive	Woodland	Townhouse	12/31/1951	3BR		1	
Building 010	39 Yolano Drive	Woodland	Townhouse	12/31/1951	2BR	1		
Building 011	41 Yolano Drive	Woodland	Townhouse	12/31/1951	2BR	1		
Building 011	43 Yolano Drive	Woodland	Townhouse	12/31/1951	3BR		1	
Building 011	45 Yolano Drive	Woodland	Townhouse	12/31/1951	3BR		1	
Building 011	47 Yolano Drive	Woodland	Townhouse	12/31/1951	2BR	1		
Building 012	26 Yolano Drive	Woodland	Duplex	12/31/1951	2BR	1		
Building 012	28 Yolano Drive	Woodland	Duplex	12/31/1951	2BR	1		
Building 013	49 Yolano Drive	Woodland	Townhouse	12/31/1951	2BR	1		
Building 013	51 Yolano Drive	Woodland	Townhouse	12/31/1951	3BR		1	
Building 013	53 Yolano Drive	Woodland	Townhouse	12/31/1951	3BR		1	
Building 013	55 Yolano Drive	Woodland	Townhouse	12/31/1951	2BR	1		
Building 014	57 Yolano Drive	Woodland	Duplex	12/31/1951	4BR			1
Building 014	59 Yolano Drive	Woodland	Duplex	12/31/1951	4BR			1
Building 015	61 Yolano Drive	Woodland	Townhouse	12/31/1951	2BR	1		
Building 015	63 Yolano Drive	Woodland	Townhouse	12/31/1951	3BR		1	
Building 015	65 Yolano Drive	Woodland	Townhouse	12/31/1951	3BR		1	
Building 015	67 Yolano Drive	Woodland	Townhouse	12/31/1951	2BR	1		
Building 016	69 Yolano Drive	Woodland	Townhouse	12/31/1951	2BR	1		
Building 016	71 Yolano Drive	Woodland	Townhouse	12/31/1951	3BR		1	
Building 016	73 Yolano Drive	Woodland	Townhouse	12/31/1951	3BR		1	
Building 016	75 Yolano Drive	Woodland	Townhouse	12/31/1951	2BR	1		
Building 017	30 Yolano Drive	Woodland	Duplex	12/31/1951	1BR	1		
Building 017	32 Yolano Drive	Woodland	Duplex	12/31/1951	1BR	1		
Building 018	34 Yolano Drive	Woodland	Duplex	12/31/1951	1BR	1		
Building 018	36 Yolano Drive	Woodland	Duplex	12/31/1951	1BR	1		
Building 019	77 Yolano Drive	Woodland	Duplex	12/31/1951	1BR	1		
Building 019	79 Yolano Drive	Woodland	Duplex	12/31/1951	1BR	1		
Building 020	38 Yolano Drive	Woodland	Duplex	12/31/1951	1BR	1		

Building 020	40 Yolano Drive		Woodland	Duplex	12/31/1951	1BR	1						
							0	8	28	20	4	0	60

**Donnelly Circle, CA 30 PO 44-007, Woodland**

Building 001	149 Donnelly Circle	A	Woodland	4-plex	3/31/1962	1BR	1						
Building 001	149 Donnelly Circle	B	Woodland	4-plex	3/31/1962	1BR	1						
Building 001	149 Donnelly Circle	C	Woodland	4-plex	3/31/1962	1BR	1						
Building 001	149 Donnelly Circle	D	Woodland	4-plex	3/31/1962	1BR	1						
Building 002	1230 Donnelly Circle	A	Woodland	Duplex	3/31/1962	4BR					1		
Building 002	1230 Donnelly Circle	B	Woodland	Duplex	3/31/1962	4BR						1	
Building 003	1234 Donnelly Circle	A	Woodland	Duplex	3/31/1962	3BR			1				
Building 003	1234 Donnelly Circle	B	Woodland	Duplex	3/31/1962	3BR			1				
Building 004	1238 Donnelly Circle	A	Woodland	Duplex	3/31/1962	4BR						1	
Building 004	1238 Donnelly Circle	B	Woodland	Duplex	3/31/1962	4BR						1	
Building 005	1242 Donnelly Circle	A	Woodland	4-plex	3/31/1962	2BR			1				
Building 005	1242 Donnelly Circle	B	Woodland	4-plex	3/31/1962	2BR			1				
Building 005	1242 Donnelly Circle	C	Woodland	4-plex	3/31/1962	2BR			1				
Building 005	1242 Donnelly Circle	D	Woodland	4-plex	3/31/1962	2BR			1				
Building 006	1246 Donnelly Circle	A	Woodland	Duplex	3/31/1962	4BR						1	
Building 006	1246 Donnelly Circle	B	Woodland	Duplex	3/31/1962	4BR						1	
Building 007	1250 Donnelly Circle	A	Woodland	Duplex	3/31/1962	3BR				1			
Building 007	1250 Donnelly Circle	B	Woodland	Duplex	3/31/1962	3BR				1			
Building 008	1254 Donnelly Circle	A	Woodland	4-plex	3/31/1962	2BR			1				
Building 008	1254 Donnelly Circle	B	Woodland	4-plex	3/31/1962	2BR			1				
Building 008	1254 Donnelly Circle	C	Woodland	4-plex	3/31/1962	2BR			1				
Building 008	1254 Donnelly Circle	D	Woodland	4-plex	3/31/1962	2BR			1				
Building 009	1304 Donnelly Circle	A	Woodland	Duplex	3/31/1962	3BR				1			
Building 009	1304 Donnelly Circle	B	Woodland	Duplex	3/31/1962	3BR				1			
Building 010	1308 Donnelly Circle	A	Woodland	Duplex	3/31/1962	4BR						1	
Building 010	1308 Donnelly Circle	B	Woodland	Duplex	3/31/1962	4BR						1	
Building 011	1312 Donnelly Circle	A	Woodland	4-plex	3/31/1962	2BR			1				
Building 011	1312 Donnelly Circle	B	Woodland	4-plex	3/31/1962	2BR			1				
Building 011	1312 Donnelly Circle	C	Woodland	4-plex	3/31/1962	2BR			1				
Building 011	1312 Donnelly Circle	D	Woodland	4-plex	3/31/1962	2BR			1				

Building 012	1316 Donnelly Circle	A	Woodland	Duplex	3/31/1962	4BR		1
Building 012	1316 Donnelly Circle	B	Woodland	Duplex	3/31/1962	4BR		1
Building 013	1320 Donnelly Circle	A	Woodland	Duplex	3/31/1962	3BR	1	
Building 013	1320 Donnelly Circle	B	Woodland	Duplex	3/31/1962	3BR	1	
Building 014	1324 Donnelly Circle	A	Woodland	Duplex	3/31/1962	4BR		1
Building 014	1324 Donnelly Circle	B	Woodland	Duplex	3/31/1962	4BR		1
Building 015	150 Donnelly Circle	A	Woodland	Duplex	3/31/1962	3BR	1	
Building 015	150 Donnelly Circle	B	Woodland	Duplex	3/31/1962	3BR	1	
Building 016	1323 Donnelly Circle	A	Woodland	4-plex	3/31/1962	2BR	1	
Building 016	1323 Donnelly Circle	B	Woodland	4-plex	3/31/1962	2BR	1	
Building 016	1323 Donnelly Circle	C	Woodland	4-plex	3/31/1962	2BR	1	
Building 016	1323 Donnelly Circle	D	Woodland	4-plex	3/31/1962	2BR	1	
Building 017	1319 Donnelly Circle	A	Woodland	Duplex	3/31/1962	3BR		1
Building 017	1319 Donnelly Circle	B	Woodland	Duplex	3/31/1962	3BR		1
Building 018	1315 Donnelly Circle	A	Woodland	4-plex	3/31/1962	2BR	1	
Building 018	1315 Donnelly Circle	B	Woodland	4-plex	3/31/1962	2BR	1	
Building 018	1315 Donnelly Circle	C	Woodland	4-plex	3/31/1962	2BR	1	
Building 018	1315 Donnelly Circle	D	Woodland	4-plex	3/31/1962	2BR	1	
Building 019	1309 Donnelly Circle	A	Woodland	Duplex	3/31/1962	3BR		1
Building 019	1309 Donnelly Circle	B	Woodland	Duplex	3/31/1962	3BR		1
Building 020	1305 Donnelly Circle	A	Woodland	4-plex	3/31/1962	2BR	1	
Building 020	1305 Donnelly Circle	B	Woodland	4-plex	3/31/1962	2BR	1	
Building 020	1305 Donnelly Circle	C	Woodland	4-plex	3/31/1962	2BR	1	
Building 020	1305 Donnelly Circle	D	Woodland	4-plex	3/31/1962	2BR	1	
Building 021	1301 Donnelly Circle	A	Woodland	Duplex	3/31/1962	3BR		1
Building 021	1301 Donnelly Circle	B	Woodland	Duplex	3/31/1962	3BR		1
Building 022	1255 Donnelly Circle	A	Woodland	4-plex	3/31/1962	2BR	1	
Building 022	1255 Donnelly Circle	B	Woodland	4-plex	3/31/1962	2BR	1	
Building 022	1255 Donnelly Circle	C	Woodland	4-plex	3/31/1962	2BR	1	
Building 022	1255 Donnelly Circle	D	Woodland	4-plex	3/31/1962	2BR	1	
Building 023	1251 Donnelly Circle	A	Woodland	Duplex	3/31/1962	3BR		1
Building 023	1251 Donnelly Circle	B	Woodland	Duplex	3/31/1962	3BR		1
Building 024	1249 Donnelly Circle	A	Woodland	Duplex	3/31/1962	3BR		1



Building 005    9884 S. Oak Grove Avenue    Knights Landing    Duplex    9/30/1953    2BR

			1			
0	0	4	6	0	0	10

**Grand Totals**

<b>0</b>	<b>16</b>	<b>64</b>	<b>56</b>	<b>16</b>	<b>0</b>	<b>152</b>
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## AMP2 - Winters

### Unit Information by HUD Development

Building Identifier	Building Address	Unit #	City	Build. Type	Date Built	Unit Type	Studio	1BR	2BR	3BR	4BR	5BR	Total
<b>EI Rio Villa I, CA30 PO 44-002, Winters</b>													
Building 001	1 Fredricks Drive		Winters	Duplex	12/31/1951	2BR			1				
Building 001	3 Fredricks Drive		Winters	Duplex	12/31/1951	2BR			1				
Building 002	2 Fredricks Drive		Winters	Duplex	12/31/1951	2BR			1				
Building 002	4 Fredricks Drive		Winters	Duplex	12/31/1951	2BR			1				
Building 003	6 Fredricks Drive		Winters	Duplex	12/31/1951	1BR		1					
Building 003	20 Fredricks Drive		Winters	Duplex	12/31/1951	1BR		1					
Building 004	5 Fredricks Drive		Winters	Duplex	12/31/1951	2BR			1				
Building 004	7 Fredricks Drive		Winters	Duplex	12/31/1951	2BR			1				
Building 005	8 Fredricks Drive		Winters	Duplex	12/31/1951	2BR			1				
Building 005	10 Fredricks Drive		Winters	Duplex	12/31/1951	2BR			1				
Building 006	9 Fredricks Drive		Winters	Duplex	12/31/1951	3BR				1			
Building 006	11 Fredricks Drive		Winters	Duplex	12/31/1951	3BR				1			
Building 007	12 Fredricks Drive		Winters	Duplex	12/31/1951	1BR		1					
Building 007	14 Fredricks Drive		Winters	Duplex	12/31/1951	1BR		1					
Building 008	13 Fredricks Drive		Winters	Duplex	12/31/1951	3BR				1			
Building 008	15 Fredricks Drive		Winters	Duplex	12/31/1951	3BR				1			
Building 009	17 Fredricks Drive		Winters	Duplex	12/31/1951	3BR				1			
Building 009	19 Fredricks Drive		Winters	Duplex	12/31/1951	3BR				1			
Building 010	16 Fredricks Drive		Winters	Duplex	12/31/1951	2BR			1				
Building 010	18 Fredricks Drive		Winters	Duplex	12/31/1951	2BR			1				
Building 011	21 Fredricks Drive		Winters	Duplex	12/31/1951	3BR				1			
Building 011	23 Fredricks Drive		Winters	Duplex	12/31/1951	3BR				1			
Building 012	25 Fredricks Drive		Winters	Duplex	12/31/1951	4BR					1		
Building 012	27 Fredricks Drive		Winters	Duplex	12/31/1951	4BR					1		
Building 013	22 Fredricks Drive		Winters	Duplex	12/31/1951	2BR			1				
Building 013	24 Fredricks Drive		Winters	Duplex	12/31/1951	2BR			1				
Building 014	29 Fredricks Drive		Winters	Duplex	12/31/1951	3BR				1			

Building 014	31 Fredricks Drive	Winters	Duplex	12/31/1951	3BR						1	
Building 015	33 Fredricks Drive	Winters	Duplex	12/31/1951	2BR					1		
Building 015	35 Fredricks Drive	Winters	Duplex	12/31/1951	2BR					1		
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						0	4	14	10	2	0	30

**El Rio Villa II, CA30 PO 44-008, Winters**

Building 001	Myrtle Drive	Winters	Townhouse	6/30/1962	3BR						1	
Building 001	Myrtle Drive	Winters	Townhouse	6/30/1962	3BR						1	
Building 002	Myrtle Drive	Winters	Duplex	6/30/1962	2BR					1		
Building 002	Myrtle Drive	Winters	Duplex	6/30/1962	2BR					1		
Building 003	Myrtle Drive	Winters	Townhouse	6/30/1962	4BR						1	
Building 003	Myrtle Drive	Winters	Townhouse	6/30/1962	4BR						1	
Building 004	Myrtle Drive	Winters	Duplex	6/30/1962	2BR					1		
Building 004	Myrtle Drive	Winters	Duplex	6/30/1962	2BR					1		
Building 005	Myrtle Drive	Winters	Townhouse	6/30/1962	3BR						1	
Building 005	Myrtle Drive	Winters	Townhouse	6/30/1962	3BR						1	
Building 006	Myrtle Drive	Winters	Duplex	6/30/1962	2BR					1		
Building 006	Myrtle Drive	Winters	Duplex	6/30/1962	2BR					1		
Building 007	Myrtle Drive	Winters	Townhouse	6/30/1962	3BR						1	
Building 007	Myrtle Drive	Winters	Townhouse	6/30/1962	3BR						1	
Building 008	Myrtle Drive	Winters	Townhouse	6/30/1962	3BR						1	
Building 008	Myrtle Drive	Winters	Townhouse	6/30/1962	3BR						1	
Building 009	Myrtle Drive	Winters	Duplex	6/30/1962	2BR					1		
Building 009	Myrtle Drive	Winters	Duplex	6/30/1962	2BR					1		
Building 010	Myrtle Drive	Winters	Duplex	6/30/1962	2BR					1		
Building 010	Myrtle Drive	Winters	Duplex	6/30/1962	2BR					1		
Building 011	Myrtle Drive	Winters	Duplex	6/30/1962	2BR					1		
Building 011	Myrtle Drive	Winters	Duplex	6/30/1962	2BR					1		
Building 012	Myrtle Drive	Winters	Townhouse	6/30/1962	4BR						1	
Building 012	Myrtle Drive	Winters	Townhouse	6/30/1962	4BR						1	
Building 013	Myrtle Drive	Winters	Duplex	6/30/1962	1BR					1		
Building 013	Myrtle Drive	Winters	Duplex	6/30/1962	1BR					1		
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						0	2	12	8	4	0	26

**El Rio Villa III, CA30 PO 44-018, Winters**

Building 001	62 Shams Drive (Office)	Winters	Office	5/16/1988							
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Building 002	63 Shams Drive	Winters	Row House	5/16/1988	1BR	1		
Building 002	64 Shams Drive	Winters	Row House	5/16/1988	2BR		1	
Building 002	65 Shams Drive	Winters	Row House	5/16/1988	2BR		1	
Building 002	66 Shams Drive	Winters	Row House	5/16/1988	1BR	1		
Building 003	67 Shams Drive	Winters	Row House	5/16/1988	1BR	1		
Building 003	68 Shams Drive	Winters	Row House	5/16/1988	2BR		1	
Building 003	69 Shams Drive	Winters	Row House	5/16/1988	2BR		1	
Building 003	70 Shams Drive	Winters	Row House	5/16/1988	1BR	1		
Building 004	71 Shams Drive	Winters	Duplex	5/16/1988	3BR			1
Building 004	72 Shams Drive	Winters	Duplex	5/16/1988	3BR			1
Building 005	83 Owings Drive	Winters	Row House	5/16/1988	1BR	1		
Building 005	84 Owings Drive	Winters	Row House	5/16/1988	2BR		1	
Building 005	85 Owings Drive	Winters	Row House	5/16/1988	2BR		1	
Building 005	86 Owings Drive	Winters	Row House	5/16/1988	1BR	1		
Building 006	87 Owings Drive	Winters	Townhouse	5/16/1988	4BR			1
Building 006	88 Owings Drive	Winters	Townhouse	5/16/1988	4BR			1
Building 007	79 Owings Drive	Winters	Row House	5/16/1988	1BR	1		
Building 007	80 Owings Drive	Winters	Row House	5/16/1988	3BR		1	
Building 007	81 Owings Drive	Winters	Row House	5/16/1988	3BR		1	
Building 007	82 Owings Drive	Winters	Row House	5/16/1988	1BR	1		
Building 008	77 Owings Drive	Winters	Duplex	5/16/1988	3BR			1
Building 008	78 Owings Drive	Winters	Duplex	5/16/1988	3BR			1
Building 009	73 Owings Drive	Winters	Row House	5/16/1988	1BR	1		
Building 009	74 Owings Drive	Winters	Row House	5/16/1988	2BR		1	
Building 009	75 Owings Drive	Winters	Row House	5/16/1988	2BR		1	
Building 009	76 Owings Drive	Winters	Row House	5/16/1988	1BR	1		
Building 010	89 Owings Court	Winters	Duplex	5/16/1988	3BR			1
Building 010	90 Owings Court	Winters	Duplex	5/16/1988	3BR			1
Building 011	91 Owings Court	Winters	Townhouse	5/16/1988	4BR			1
Building 011	92 Owings Court	Winters	Townhouse	5/16/1988	4BR			1
Building 012	93 Owings Court	Winters	Duplex	5/16/1988	3BR			1
Building 012	94 Owings Court	Winters	Duplex	5/16/1988	3BR			1
Building 013	95 Owings Court	Winters	Townhouse	5/16/1988	5BR			1
Building 013	96 Owings Court	Winters	Townhouse	5/16/1988	5BR			1
Building 014	97 Owings Court	Winters	Duplex	5/16/1988	3BR			1

Building 014	98 Owings Court	Winters	Duplex	5/16/1988	3BR	1	
Building 015	99 Owings Court	Winters	Townhouse	5/16/1988	4BR		1
Building 015	100 Owings Court	Winters	Townhouse	5/16/1988	4BR		1
Building 016	101 Owings Court	Winters	Duplex	5/16/1988	3BR	1	
Building 016	102 Owings Court	Winters	Duplex	5/16/1988	3BR	1	
Building 017	103 Owings Drive	Winters	Duplex	5/16/1988	3BR	1	
Building 017	104 Owings Drive	Winters	Duplex	5/16/1988	3BR	1	
Building 018	105 Owings Drive	Winters	Duplex	5/16/1988	3BR	1	
Building 018	106 Owings Drive	Winters	Duplex	5/16/1988	3BR	1	
Building 019	107 Owings Drive	Winters	Duplex	5/16/1988	3BR	1	
Building 019	108 Owings Drive	Winters	Duplex	5/16/1988	3BR	1	
Building 020	109 Owings Drive	Winters	Townhouse	5/16/1988	4BR		1
Building 020	110 Owings Drive	Winters	Townhouse	5/16/1988	4BR		1
Building 021	111 Owings Drive	Winters	Duplex	5/16/1988	3BR	1	
Building 021	112 Owings Drive	Winters	Duplex	5/16/1988	3BR	1	
						<hr/> 0      10      10      20      8      2      50	

### El Rio Villa IV, CA30 PO 44-25, Winters

Building 001	113 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 001	114 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 002	115 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 002	116 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 003	117 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 003	118 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 004	119 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 004	120 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 005	121 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 005	122 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 005	123 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 005	124 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 005	125 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 005	126 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 005	127 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 005	128 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	
Building 005	129 Purtell Place	Winters	Duplex	1/31/1992	3BR	1	

Building 005	130 Purtell Place	Winters	Duplex	1/31/1992	3BR				1			
						<hr/>						
						0	0	0	18	0	0	18

**Vista Montecito, CA30 PO 44-004, Esparto**

Building 001	26410 Plainfield Street	Esparto	Duplex	9/30/1953	3BR				1			
Building 001	26414 Plainfield Street	Esparto	Duplex	9/30/1953	3BR				1			
Building 002	17151 Antelope Street	Esparto	Duplex	9/30/1953	3BR				1			
Building 002	17155 Antelope Street	Esparto	Duplex	9/30/1953	3BR				1			
Building 003	17143 Antelope Street	Esparto	Duplex	9/30/1953	3BR				1			
Building 003	17147 Antelope Street	Esparto	Duplex	9/30/1953	3BR				1			
Building 004	17135 Antelope Street	Esparto	Duplex	9/30/1953	2BR			1				
Building 004	17139 Antelope Street	Esparto	Duplex	9/30/1953	2BR			1				
Building 005	26421 Madison Street	Esparto	Duplex	9/30/1953	3BR				1			
Building 005	26417 Madison Street	Esparto	Duplex	9/30/1953	3BR				1			
Building 006	26425 Madison Street	Esparto	Duplex	9/30/1953	2BR			1				
Building 006	26429 Madison Street	Esparto	Duplex	9/30/1953	2BR			1				
Building 007	26433 Madison Street	Esparto	Duplex	9/30/1953	2BR			1				
Building 007	26437 Madison Street	Esparto	Duplex	9/30/1953	2BR			1				
Building 008	26445 Madison Street	Esparto	Duplex	9/30/1953	2BR			1				
Building 008	26441 Madison Street	Esparto	Duplex	9/30/1953	2BR			1				
						<hr/>						
						0	0	8	8	0	0	16

**Grand Totals**

<b>0</b>	<b>16</b>	<b>44</b>	<b>64</b>	<b>14</b>	<b>2</b>	<b>140</b>
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# AMP3 - West Sacramento

## Unit Information by HUD Development

Building Identifier	Building Address	Unit #	City	Build. Type	Date Built	Unit Type	Studio	1BR	2BR	3BR	4BR	5BR	Total
<b>Riverbend Senior Manor I, CA 30 PO 44-15, West Sacramento</b>													
Building 001	664 Cummins Way		W Sac	Com Bldg	1/31/1984								
Building 002	664 Cummins Way		W Sac	Com Bldg	1/31/1984								
Building 003	664 Cummins Way	10	W Sac	Row House	1/31/1984	1BR		1					
Building 003	664 Cummins Way	11	W Sac	Row House	1/31/1984	1BR		1					
Building 003	664 Cummins Way	12	W Sac	Row House	1/31/1984	1BR		1					
Building 003	664 Cummins Way	13	W Sac	Row House	1/31/1984	1BR		1					
Building 003	664 Cummins Way	14	W Sac	Row House	1/31/1984	1BR		1					
Building 003	664 Cummins Way	15	W Sac	Row House	1/31/1984	1BR		1					
Building 003	664 Cummins Way	16	W Sac	Row House	1/31/1984	1BR		1					
Building 003	664 Cummins Way	17	W Sac	Row House	1/31/1984	1BR		1					
Building 003	664 Cummins Way	18	W Sac	Row House	1/31/1984	1BR		1					
Building 003	664 Cummins Way	19	W Sac	Row House	1/31/1984	1BR		1					
Building 004	664 Cummins Way		W Sac	Com Bldg	1/31/1984	Storage							
Building 005	664 Cummins Way	20	W Sac	Row House	1/31/1984	1BR		1					
Building 005	664 Cummins Way	21	W Sac	Row House	1/31/1984	1BR		1					
Building 005	664 Cummins Way	22	W Sac	Row House	1/31/1984	1BR		1					
Building 005	664 Cummins Way	23	W Sac	Row House	1/31/1984	1BR		1					
Building 005	664 Cummins Way	24	W Sac	Row House	1/31/1984	1BR		1					
Building 005	664 Cummins Way	25	W Sac	Row House	1/31/1984	1BR		1					
Building 005	664 Cummins Way	26	W Sac	Row House	1/31/1984	1BR		1					
Building 005	664 Cummins Way	27	W Sac	Row House	1/31/1984	1BR		1					
Building 005	664 Cummins Way	28	W Sac	Row House	1/31/1984	1BR		1					
Building 005	664 Cummins Way	29	W Sac	Row House	1/31/1984	1BR		1					
Building 006	664 Cummins Way	30A	W Sac	Row House	1/31/1984	Studio	1						
Building 006	664 Cummins Way	30B	W Sac	Row House	1/31/1984	Studio	1						
Building 006	664 Cummins Way	31	W Sac	Row House	1/31/1984	1BR		1					
Building 006	664 Cummins Way	32	W Sac	Row House	1/31/1984	1BR		1					





Building 007	685 Lighthouse Drive	A	W Sac	Townhouse	7/13/2001	4BR		1
Building 007	685 Lighthouse Drive	B	W Sac	Townhouse	7/13/2001	4BR		1
Building 007	685 Lighthouse Drive	C	W Sac	Townhouse	7/13/2001	4BR		1
Building 007	685 Lighthouse Drive	D	W Sac	Townhouse	7/13/2001	4BR		1
Building 008	685 Lighthouse Drive	A	W Sac	Townhouse	7/13/2001	4BR		1
Building 008	685 Lighthouse Drive	B	W Sac	Townhouse	7/13/2001	4BR		1
Building 008	685 Lighthouse Drive	C	W Sac	Townhouse	7/13/2001	4BR		1
Building 008	685 Lighthouse Drive	D	W Sac	Townhouse	7/13/2001	4BR		1
Building 009	685 Lighthouse Drive	A	W Sac	Townhouse	7/13/2001	3BR	1	
Building 009	685 Lighthouse Drive	B	W Sac	Townhouse	7/13/2001	3BR	1	
Building 009	685 Lighthouse Drive	C	W Sac	Townhouse	7/13/2001	3BR	1	
Building 009	685 Lighthouse Drive	D	W Sac	Townhouse	7/13/2001	3BR	1	
Building 010	685 Lighthouse Drive	A	W Sac	4-plex	7/13/2001	2BR	1	
Building 010	685 Lighthouse Drive	B	W Sac	4-plex	7/13/2001	2BR	1	
Building 010	685 Lighthouse Drive	C	W Sac	4-plex	7/13/2001	2BR	1	
Building 010	685 Lighthouse Drive	D	W Sac	4-plex	7/13/2001	2BR	1	
Building 011	685 Lighthouse Drive	A	W Sac	4-plex	7/13/2001	3BR		1
Building 011	685 Lighthouse Drive	B	W Sac	4-plex	7/13/2001	3BR		1
Building 011	685 Lighthouse Drive	C	W Sac	4-plex	7/13/2001	3BR		1
Building 011	685 Lighthouse Drive	D	W Sac	4-plex	7/13/2001	3BR		1
Building 012	685 Lighthouse Drive	A	W Sac	4-plex	7/13/2001	3BR		1
Building 012	685 Lighthouse Drive	B	W Sac	4-plex	7/13/2001	3BR		1
Building 012	685 Lighthouse Drive	C	W Sac	4-plex	7/13/2001	3BR		1
Building 012	685 Lighthouse Drive	D	W Sac	4-plex	7/13/2001	3BR		1
Building 013	685 Lighthouse Drive	A	W Sac	4-plex	7/13/2001	3BR		1
Building 013	685 Lighthouse Drive	B	W Sac	4-plex	7/13/2001	3BR		1
Building 013	685 Lighthouse Drive	C	W Sac	4-plex	7/13/2001	3BR		1
Building 013	685 Lighthouse Drive	D	W Sac	4-plex	7/13/2001	3BR		1
Building 014	685 Lighthouse Drive	A	W Sac	4-plex	7/13/2001	3BR		1
Building 014	685 Lighthouse Drive	B	W Sac	4-plex	7/13/2001	3BR		1
Building 014	685 Lighthouse Drive	C	W Sac	4-plex	7/13/2001	3BR		1
Building 014	685 Lighthouse Drive	D	W Sac	4-plex	7/13/2001	3BR		1
Building 015	685 Lighthouse Drive	A	W Sac	4-plex	7/13/2001	2BR	1	
Building 015	685 Lighthouse Drive	B	W Sac	4-plex	7/13/2001	2BR	1	
Building 015	685 Lighthouse Drive	C	W Sac	4-plex	7/13/2001	2BR	1	

Building 015	685 Lighthouse Drive	D	W Sac	4-plex	7/13/2001	2BR	1						
Building 016	685 Lighthouse Drive		W Sac	Com Bldg	7/13/2001	Office							
Building 017	685 Lighthouse Drive	A	W Sac	4-plex	7/13/2001	3BR					1		
Building 017	685 Lighthouse Drive	B	W Sac	4-plex	7/13/2001	3BR					1		
Building 017	685 Lighthouse Drive	C	W Sac	4-plex	7/13/2001	3BR					1		
Building 017	685 Lighthouse Drive	D	W Sac	4-plex	7/13/2001	3BR					1		
Building 018	685 Lighthouse Drive	A	W Sac	4-plex	7/13/2001	2BR	1						
Building 018	685 Lighthouse Drive	B	W Sac	4-plex	7/13/2001	2BR	1						
Building 018	685 Lighthouse Drive	C	W Sac	4-plex	7/13/2001	2BR	1						
Building 018	685 Lighthouse Drive	D	W Sac	4-plex	7/13/2001	2BR	1						
Building 019	685 Lighthouse Drive	A	W Sac	4-plex	7/13/2001	2BR	1						
Building 019	685 Lighthouse Drive	B	W Sac	4-plex	7/13/2001	2BR	1						
Building 019	685 Lighthouse Drive	C	W Sac	4-plex	7/13/2001	2BR	1						
Building 019	685 Lighthouse Drive	D	W Sac	4-plex	7/13/2001	2BR	1						
Building 020	685 Lighthouse Drive	A	W Sac	4-plex	7/13/2001	2BR	1						
Building 020	685 Lighthouse Drive	B	W Sac	4-plex	7/13/2001	2BR	1						
Building 020	685 Lighthouse Drive	C	W Sac	4-plex	7/13/2001	2BR	1						
Building 020	685 Lighthouse Drive	D	W Sac	4-plex	7/13/2001	2BR	1						
							0	16	28	24	8	0	76
<b>Grand Totals</b>							<b>10</b>	<b>65</b>	<b>32</b>	<b>24</b>	<b>8</b>	<b>0</b>	<b>139</b>

**Yolo County Housing  
Utility Allowance Averages for RAD Application**

<b>Utility Allowance Amounts (Gas &amp; Electric Combined)</b>								
	<u>Date Built</u>	<u>Studio</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>	<u>Notes/Comments</u>
<b>AMP1 - Woodland</b>								
Yolano Village CA30PO 44-001, Woodland	12/31/51	\$ -	\$ 69.00	\$ 81.50	\$ 99.00	\$ 122.00	\$ -	
Donnelly Circle, CA 30 PO 44-007, Woodland	03/31/62	\$ -	\$ 72.00	\$ 86.00	\$ 117.00	\$ 138.00	\$ -	
Yolito, CA30 PO 44-006, Yolo	09/30/53	\$ -	\$ -	\$ 84.00	\$ 106.00	\$ -	\$ -	
Ridge Cut Homes, CA30 PO 44-005, Knights Landin	09/30/53	\$ -	\$ -	\$ 172.00	\$ 228.00	\$ -	\$ -	
<b>AMP2 - Winters</b>								
El Rio Villa I, CA30 PO 44-002, Winters	12/31/51	\$ -	\$ 70.00	\$ 85.00	\$ 106.00	\$ 127.00	\$ -	
El Rio Villa II, CA30 PO 44-008, Winters	06/30/62	\$ -	\$ 74.00	\$ 87.00	\$ 116.00	\$ 138.00	\$ -	
El Rio Villa III, CA30 PO 44-018, Winters	05/16/88	\$ -	\$ 67.00	\$ 78.00	\$ 100.00	\$ 120.00	\$ 140.00	
El Rio Villa IV, CA30 PO 44-25, Winters	01/31/92	\$ -	\$ -	\$ -	\$ 100.00	\$ -	\$ -	
Vista Montecito, CA30 PO 44-004, Esparto	09/30/53	\$ -	\$ -	\$ 86.00	\$ 107.00	\$ -	\$ -	
<b>AMP3 - West Sacramento</b>								
Riverbend Senior Manor I, CA 30 PO 44-15, W Sac	01/31/84	\$ 64.00	\$ 81.00	\$ 95.00	\$ -	\$ -	\$ -	
Riverbend Senior Manor II, CA 30 PO 44-17, W Sac	07/31/85	\$ 91.00	\$ 102.00	\$ -	\$ -	\$ -	\$ -	
Las Casitas, CA 30 PO 44-028, West Sacramento	07/13/01	\$ -	\$ 63.50	\$ 79.00	\$ 100.00	\$ 118.00	\$ -	

<b>Weighted Average Utility Allowances (Gas &amp; Electrical Combined) Post-RAD</b>								<u>Notes/Comments</u>
	<u>Date Built</u>	<u>Studio</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>	
<b>AMP1 - Woodland</b>								
Yolano Village CA3OPO 44-001, Woodland	12/31/51	\$ -	\$ 552.00	\$2,282.00	\$ 1,980.00	\$ 488.00	\$ -	
Donnelly Circle, CA 30 PO 44-007, Woodland	03/31/62	\$ -	\$ 576.00	\$2,408.00	\$ 2,808.00	\$1,656.00	\$ -	
Yolito, CA30 PO 44-006, Yolo	09/30/53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	dispo to NHCDC or YCH
Ridge Cut Homes, CA30 PO 44-005, Knights Landin	09/30/53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	dispo to NHCDC or YCH
Weighted Total		\$ -	\$ 1,128.00	\$4,690.00	\$ 4,788.00	\$2,144.00	\$ -	
Weighted Average		\$ -	\$ 70.50	\$ 83.75	\$ 108.82	\$ 134.00	\$ -	
<b>AMP2 - Winters</b>								
El Rio Villa I, CA30 PO 44-002, Winters	12/31/51	\$ -	\$ 280.00	\$1,190.00	\$ 1,060.00	\$ 254.00	\$ -	
El Rio Villa II, CA30 PO 44-008, Winters	06/30/62	\$ -	\$ 148.00	\$1,044.00	\$ 928.00	\$ 552.00	\$ -	
El Rio Villa III, CA30 PO 44-018, Winters	05/16/88	\$ -	\$ 670.00	\$ 780.00	\$ 2,000.00	\$ 960.00	\$ 280.00	
El Rio Villa IV, CA30 PO 44-25, Winters	01/31/92	\$ -	\$ -	\$ -	\$ 1,800.00	\$ -	\$ -	
Vista Montecito, CA30 PO 44-004, Esparto	09/30/53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	dispo to NHCDC or YCH
Weighted Total		\$ -	\$ 1,098.00	\$3,014.00	\$ 5,788.00	\$1,766.00	\$ 280.00	
Weighted Average		\$ -	\$ 68.63	\$ 83.72	\$ 103.36	\$ 126.14	\$ 140.00	
<b>AMP3 - West Sacramento</b>								
Riverbend Senior Manor I, CA 30 PO 44-15, W Sac	01/31/84	\$ 256.00	\$ 2,511.00	\$ 380.00	\$ -	\$ -	\$ -	
Riverbend Senior Manor II, CA 30 PO 44-17, W Sac	07/31/85	\$ 546.00	\$ 1,836.00	\$ -	\$ -	\$ -	\$ -	
Las Casitas, CA 30 PO 44-028, West Sacramento	07/13/01	\$ -	\$ 1,016.00	\$2,212.00	\$ 2,400.00	\$ 944.00	\$ -	
Weighted Total		\$ 802.00	\$ 5,363.00	\$2,592.00	\$ 2,400.00	\$ 944.00	\$ -	
Weighted Average		\$ 80.20	\$ 82.51	\$ 81.00	\$ 100.00	\$ 118.00	\$ -	
<b>Weighted Average Portfolio Wide (Post-RAD)</b>		<b>\$ 80.20</b>	<b>\$ 78.24</b>	<b>\$ 83.03</b>	<b>\$ 104.65</b>	<b>\$ 127.74</b>	<b>\$ 140.00</b>	