

D R A F T
Yolo County Housing
Yolo County, California

April 22, 2013

MINUTES

The Yolo County Housing met on the 22nd day of April, 2013, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 2:00 p.m.

Present: Cecilia Aguiar-Curry; Mark Johannessen; Rita Eisenstat; Jennifer Wienecke-Friedman

Absent: Skip Davies; Helen Thomson

Staff Present: Sonia Cortés, Agency Counsel
Julie Dachtler, Clerk

Attendees: Resource Manager Janis Holt in for Lisa Baker
Brett Lee - Alternate Commissioner

2:00 P.M. CALL TO ORDER

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

Minute Order No. 13-16: Approved agenda as submitted.

MOTION: Johannessen. SECOND: Eisenstat. AYES: Aguiar-Curry, Eisenstat, Johannessen. ABSENT: Davies, 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. Oath of Office for Commissioner Jennifer Wienecke-Friedman

Kristine Mann from the Elections Department swore in new Tenant Commissioner Jennifer Wienecke-Friedman.

CONSENT AGENDA

Minute Order No. 13-17: Approved Consent Agenda Item No. 1, with a minor correction to Agenda Item No. 5 that Irma Rodriguez should be Irma Jimenez-Perez.

MOTION: Johannessen. SECOND: Eisenstat. AYES: Aguiar-Curry, Eisenstat, Johannessen, Wienecke-Friedman. ABSENT: Davies, Thomson.

5. Review and Approve Minutes for the Meeting of March 28, 2013

Approved the March 28, 2013 Minutes on Consent, correcting Irma Rodriguez's name to Irma Jimenez-Perez.

PUBLIC HEARING

6. Public Hearing Regarding Update of Five-Year Plan and FY 2013 Annual Plan Update and Approval of Resolution and Approval of Submission to the Department of Housing and Urban Development (Krager)

Minute Order No. 13-18: Approved recommended action by **Resolution No. 13-05**.

MOTION: Eisenstat. SECOND: Johannessen. AYES: Aguiar-Curry, Eisenstat, Johannessen, Wienecke-Friedman. ABSENT: Davies, Thomson.

REGULAR AGENDA

7. Receive comments from Executive Director.

Janis Holt, Resource Administrator, provided comments to the Board. Next month there will be a presentation to the Commissioners on the Spring Fling. Almost 100% occupancy in the low rent public housing units. Big news is the opening of the Migrant centers this month. 100% full in both Madison and Dixon and soon full in Davis. Annual maintenance inspections coming up on May 6th and staff is preparing to make appropriate repairs. Plans and specs for the RD improvements at Davis and the Phase I road improvements in Winters are moving along. Client services went well – staff raised over 9000 eggs. Spring Fling update - eight partners came to the various cities to join YCH and to participate in the education fair this year. Poster and essay contest going on this week at the peer learning centers with the theme 'I spy via playground private eye' involving kids identifying risks and safety issues at the playgrounds. The Grow-Mandala project in West Sacramento is moving along and they will be at the Las Casitas Computer Learning Center on April 24th and the Riverbend Manor on April 25th. This is a mosaic of fresh flowers and grains to create an art project. Residence meetings taking place this week at various housing units in the County. Janis presented the new C.A.S.T. shirts, which stands for Community Action Support Team. Residents who are volunteering for the community awareness and support team are wearing these shirts so the community will know they are part of the C.A.S.T program.

8. Receive comments from Commissioners.

Commissioner Eisentat wondered what the impacts were going to be to residents of low-income housing in regards to the Woodland-Davis water project. Fred Ichtertz addressed the Board on this issue noting that meters will be installed, along with low flow faucets, toilets etc. to help reduce the amount of water needed. Staff is also involving kids to help conserve water. Commissioner Aguiar-Curry recently met with Senator Boxer's office regarding funding issues from HUD.

CLOSED SESSION

9. Conference with Labor Negotiator: Lisa A. Baker, Executive Director; Janis Holt, Resource Administrator; Sonia Cortés, Agency Counsel

Bargaining Units: General Unit; Management Unit

ADJOURNMENT

Next meeting scheduled for: May 20, 2013 at 1:00 p.m.

Cecilia Aguiar-Curry, Chair
Yolo County Housing

Julie Dachtler, Clerk
Yolo County Housing

YOLO COUNTY HOUSING
AGENDA & SUPPORTING MATERIALS

April 22, 2013



YOLO COUNTY HOUSING
HOUSING COMMISSION

CECILIA AGUIAR-CURRY
SKIP DAVIES
RITA EISENSTAT
MARK JOHANNESSEN
BRETT LEE (ALTERNATE)
HELEN M. THOMSON

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

LISA A. BAKER
EXECUTIVE DIRECTOR

SONIA CORTES
AGENCY COUNSEL

2:00 P.M. 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. Oath of Office for Commissioner Jennifer Wienecke-Friedman

CONSENT AGENDA

5. Review and Approve Minutes for the Meeting of March 28, 2013

PUBLIC HEARING

6. Public Hearing Regarding Update of Five-Year Plan and FY 2013 Annual Plan Update and Approval of Resolution and Approval of Submission to the Department of Housing and Urban Development (Krager)

REGULAR AGENDA

7. Receive comments from Executive Director.
8. Receive comments from Commissioners.

CLOSED SESSION

9. Conference with Labor Negotiator : Lisa A. Baker, Executive Director; Janis Holt, Resource Administrator; Sonia Cortés, Agency Counsel

Bargaining Units : General Unit; Management Unit

ADJOURNMENT

Next meeting scheduled for: May 20, 2013 at 1:00 p.m.

I declare under penalty of perjury that the foregoing agenda was posted April 18, 2013 by 5:00 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.

I declare under penalty of perjury that the foregoing agenda will be posted no later than April 18, 2013 by 2:00 p.m. as follows:

- On the Yolo County website: www.yolocounty.org.

Julie Dachtler, Clerk
Yolo County Housing

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 24 hours prior to the meeting. The Clerk of the Board may be reached at (530) 666-8195 or at the following address:

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

Yolo County Housing
Yolo County, California

Meeting Date: April 22, 2013

To: County Counsel ✓
Yolo County Housing ✓

4.

Oath of Office for Commissioner Jennifer Wienecke-Friedman

Kristine Mann from the Elections Department swore in new Tenant Commissioner Jennifer Wienecke-Friedman.

STATE OF CALIFORNIA
COUNTY OF YOLO

I, JULIE DACHTLER, Deputy Clerk to the Board of Supervisors of said County of Yolo, hereby certify that at a regular meeting of said Board of Supervisors, held in the Erwin Meier Administration Center, in said County on the 9th day of April, 2013, **Jennifer Wienecke-Friedman** was appointed to serve on the **Yolo County Housing Commission** as it appears in the records of said Board of Supervisors now in my custody.

IN WITNESS WHEREOF, I
hereunto affix my hand and the
Seal of said Board of Supervisors
this 22nd day of April, 2013.
LUPITA RAMIREZ, Deputy Clerk
of the Board of Supervisors
By: *Lupita Ramirez*
Deputy



STATE OF CALIFORNIA
COUNTY OF YOLO

I, **Jennifer Wienecke-Friedman**, solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter

Jennifer Wienecke-Friedman

Subscribed and sworn to before me, this 22nd day of April 2013.

Kristina Mann
Deputy



Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.13-17 Item No. 5, of the Yolo County Housing meeting of April 22, 2013.

MOTION: Johannessen. SECOND: Eisenstat. AYES: Aguiar-Curry, Eisenstat, Johannessen, Wienecke-Friedman.
ABSENT: Davies, Thomson.

5.

Review and Approve Minutes for the Meeting of March 28, 2013

Approved the March 28, 2013 Minutes on Consent, correcting Irma Rodriguez's name to Irma Jimenez-Perez.

DRAFT
Yolo County Housing
Yolo County, California

March 28, 2013

MINUTES

The Yolo County Housing met on the 28th day of March, 2013, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 2:00 p.m.

Present: Cecilia Aguiar-Curry; Skip Davies; Mark Johannessen; Brett Lee

Absent: Rita Eisenstat; Helen Thomson

Staff Present: Lisa Baker, Executive Director
Sonia Cortés, Agency Counsel
Julie Dachtler, Clerk

2:00 P.M. CALL TO ORDER

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

Minute Order No. 13-11: Approved agenda as submitted.

MOTION: Davies. SECOND: Johannessen. AYES: Aguiar-Curry,
Davies, Johannessen. Lee. ABSENT: Eisenstat, 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 of County of Yolo Certificate of Appreciation for Participation in the 2012 Statewide Medical and Health Exercise

Resource Manager Janis Holt presented the Certificate of Appreciation for Participation in the 2012 Statewide Medical and Health Exercise.

5. Presentation of Lutheran Episcopal Volunteer Network (LEVN) Volunteer, Ian Kinzel

Irma Jimenez-Perez presented Episcopal Volunteer Network Volunteer, Ian Kinzel.

6. Presentation of New Finance Director, James D. Gillette

Finance Director Mark Sterns introduced the new Finance Director, James D. Gillette. The Board thanked Mark Sterns for his dedicated service to the Yolo County Housing organization.

7. Presentation of HUD Certificate of Recognition for 2012 Housing Choice Voucher High Performer

Executive Director Lisa Baker presented the HUD Certificate of Recognition for 2012 Housing Choice Voucher High Performer.

8. Presentation of HUD Certificate of Recognition for 2012 Public Housing High Performer

Executive Director Lisa Baker presented the HUD Certificate of Recognition for 2012 Public Housing Choice High Performer.

9. Presentation of HUD Certificate of Recognition for 2012 Special Innovation

Executive Director Lisa Baker presented the HUD Certificate of Recognition for 2012 Special Innovation.

CONSENT AGENDA

Minute Order No. 13-12: Approved Consent Agenda Item Nos. 10-13.

MOTION: Davies. SECOND: Johannessen. AYES: Aguiar-Curry, Davies, Johannessen, Lee. ABSENT: Eisenstat, Thomson.

10. Review and Approve Minutes for the Meeting of February 21, 2013.

Approved the minutes of February 21, 2013 on Consent.

11. Review, Approve and Adopt Resolution Recognizing the Service of Evonne Chaney as Tenant Commissioner (Holt)

Approved **Resolution No. 13-04** on Consent.

12. Authorize YCH to write off Bad Debts of Approximately \$7,500 for the Low Income Public Housing Program for the Nine Months Ended March 31, 2013 (Chaudry, Stern and Gillette)

Approved recommended action on Consent

13. Appoint James D. Gillette as Agency Treasurer and Approve as Authorized Signer on YCH Accounts (Baker)

Approved recommended action on Consent.

REGULAR AGENDA

14. Review and Approve Proposed Mid-Year Budget Revision (Baker, Stern and Gillette)

Minute Order No. 13-13: Approved recommended action.

MOTION: Johannessen. SECOND: Davies. AYES: Aguiar-Curry, Davies, Johannessen, Lee. ABSENT: Eisenstat, Thomson.

15. Review and Approve Final Report on Interfund Status and Approve Proposed Repayment Plan (Baker, Gillette and Stern)

Minute Order No. 13-15: Approved recommended action.

MOTION: Davies. SECOND: Johannessen. AYES: Aguiar-Curry, Davies, Johannessen, Lee. ABSENT: Eisenstat, Thomson.

16. Review and Approve Meeting Schedule for the Months of April, May and September 2013 (Baker)

Minute Order No. 13-15: Approved scheduling meetings for Monday, April 22, 2013, at 2:00 p.m.; Monday, May 20, 2013 at 1:00 p.m. and Thursday, September 12, 2013 at 2:00 p.m.

MOTION: Johannessen. SECOND: Davies. AYES: Aguiar-Curry, Davies,

Johannessen, Lee. ABSENT: Eisenstat, Thomson.

17. Receive comments from Executive Director.

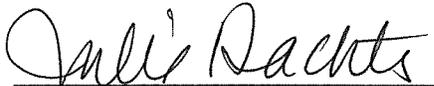
Executive Director Lisa Baker provided a reminder of upcoming Spring Flings in both Woodland and Winters and invited Board members to attend. She noted that they had a very successful Spring Fling in West Sacramento already. Fred Ichtetz then addressed the Board and provided an update on the flying bridge reconstruction at Cottonwood Meadows I Woodland and of the new landscaping at the El Rio property, which has been well received by the residents. It will take less maintenance and looks very nice. Lisa also provided an update to the Board regarding the status of funding for the voucher program. They are in the process of working on a plan to implement a variety of changes that may impact some families, but are hoping they will not need to terminate any of their families. This plan requires approval from HUD. More information on this plan is forthcoming in April.

18. Receive comments from Commissioners.

Commissioner Davies thanked Lisa Baker and Janis Holt for coordinating the recent trip to the Yoche Dehe Indian Tribe to meet with Chairman McKay. Chair Aguiar-Curry expressed her appreciation for the new signs in El Rio Villas outside of Winters.

ADJOURNMENT

Next meeting scheduled for: April 22, 2013


Julie Dachtler, Clerk
Yolo County Housing


Cecilia Aguiar-Curry, Chair
Yolo County Housing

Yolo County Housing
Yolo County, California

Meeting Date: April 22, 2013

To: County Counsel ✓
Yolo County Housing ✓

6.

Public Hearing Regarding Update of Five-Year Plan and FY 2013 Annual Plan Update and Approval of Resolution and Approval of Submission to the Department of Housing and Urban Development (Krager)

Minute Order No. 13-18: Approved recommended action by **Resolution No. 13-05**.

MOTION: Eisenstat. SECOND: Johannessen. AYES: Aguiar-Curry, Eisenstat, Johannessen, Wienecke-Friedman. ABSENT: Davies, Thomson.



Yolo County Housing

Lisa A. Baker, Executive Director
147 W. Main Street
WOODLAND, CA 95695

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

DATE: April 22, 2013
TO: YCH Housing Commission
FROM: Lisa A. Baker, Executive Director
PREPARED BY: Marianne Krager, Director of Operations
SUBJECT: **Public Hearing Regarding Five-Year Plan and FY 2013 Annual Plan Update and Approval of Resolution and Approval of Submission to the Department of Housing and Urban Development**

RECOMMENDED ACTIONS

That the Housing Commission:

1. Hold public hearing to solicit public comment regarding the proposed Annual Plan; and
2. After public testimony, comments and any changes, adopt FY 2013 Annual Plan update, approve the required HUD Resolution and authorize submission to HUD

BACKGROUND / DISCUSSION

Yolo County Housing, as part of its requirements to HUD, is required to have an adopted Five Year Agency Plan regarding its Housing Choice Voucher and Public Housing Programs. The Agency must review its 5-year Plan annually and adopt an Annual Plan regarding how it will handle its Admissions, Occupancy, Residency, Capital Fund Plan and Strategic Plans for housing.

As part of this process, YCH created a draft plan and circulated it for a 45-day comment period. Additionally the draft Plan was presented to the Residency Advisory Board (RAB). A Public Notice was published and the comment period began Sunday, March 03, 2013 and will end on April 17, 2013. To date, the YCH has not received any public comments.

For the most part, the Agency Plan remains unchanged, except for changes due to funding reductions from Congress. Due to decreased funding in the HCV Program, the Plan proposes to make policy changes to allow the Program to serve as many families as possible. These changes include increasing the Minimum Rent to \$25, decreasing payment standards, adjusting utility allowances to the voucher size instead of the actual unit size, and not allowing portability to high cost areas.

The Minimum Rent for Public Housing is also proposed to increase to \$25.

The Plan also proposes implementing PIH Notice 2013-4 for both the Housing Choice Voucher and Public Housing Programs. This Notice provides guidance on the verification of excluded income.

While the Plan sets out the intent to make these adjustments, each must go through a process of review and comment prior to being considered by the Housing Commission for adoption. These items will come before the Commission for consideration at a later date.

The RAB held one (1) meeting to review the plan on April 09, 2013. Members received presentations from each department, which included Finance, Administration, Facilities, Public Housing and Housing Assistance (Vouchers). The RAB board was very appreciative of receiving the information regarding the state of the PHA's budget and status of the possible Energy Performance Contract. RAB members were supportive of minimum rent requirements. RAB members were interested in whether or not ceiling fans would be part of any Energy Performance Contract. Staff updated them that the Energy Services Company (ESCO) was aware of this and looking at whether or not it would be supported by the project. Additionally they were equally excited to learn of the CAST (Community Awareness and Support Team) pilot program newly implemented at our Yolano/Donnelly site and are interested in expanding it to their developments.

FISCAL IMPACT

Submission and approval of the Plan is the basis for receipt of federal funds from HUD. Failure to adopt the Plan would result in loss of revenue. Failure to adopt in a timely manner would result in point score reductions.

CONCLUSION

The YCH Annual and Five Year Plan are updated annually. The Proposed YCH Five Year Plan extends from 2010 through 2014. Staff recommends the adoption of the Resolution updating the Plan and the Plan's submittal to the Department of Housing and Urban Development (HUD).

Attachment: Resolution
Draft Annual Plan

**YOLO COUNTY HOUSING
RESOLUTION NO. . 13-05**

(Resolution to Executive Director to Execute 2013 Agency Plan)

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

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

WHEREAS, the approved updated Agency Plan must be submitted to HUD by April 2013 in order to be approved under this program; 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 Annual Plan to the U.S. Department of Housing and Urban Development.
3. The Housing Commission hereby authorizes the Executive Director, 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.

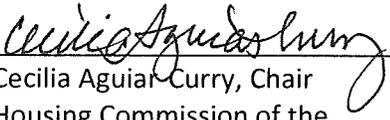
PASSED AND ADOPTED, by the Board of Commissioners of the Housing Authority of the County of Yolo, State of California, this 22nd day of April, 2013 by the following vote:

AYES: Aguiar-Curry, Eisenstat, Johannessen, Wienecke-Friedman.

NOES: None.

ABSTAIN: None.

ABSENT: Davies, Thomson.



Cecilia Aguiar-Curry, Chair
Housing Commission of the
Housing Authority of the County of Yolo

Approved as to Form:

By *Sonia Cortés*
Sonia Cortés, Agency Counsel

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

By *Julie Dachtler*



PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 8/30/2011
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1.0	PHA Information PHA Name: Yolo County Housing PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2013 PHA Code: CA044				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 431 Number of HCV units: 1,328				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH
	PHA 2:				HCV
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. Note: See Attachment ca044a01 for information regarding Section 5.0 through 10.0.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: See page 1 of Attachment ca044a01.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See page 1 of Attachment ca044a01.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. See pages 3 - 19 of Attachment ca044a01.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> See page 20 of Attachment ca044a01.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See page 21 of Attachment ca044a01.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See page 21 of Attachment ca044a01.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See page 21 of Attachment ca044a01.				

8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>See page 21 of Attachment ca044a01.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See page 22 of Attachment ca044a01.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>See page 23 of Attachment ca044a01.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>See pages 26 - 32 of Attachment ca044a01.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

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

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

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

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

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

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

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

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

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

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450113 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2013 FFY of Grant Approval: 2013
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	\$147,914.00			
3	1408 Management Improvements	\$110,936.00			
4	1410 Administration (may not exceed 10% of line 21)	\$73,957.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$55,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$163,835.00			
10	1460 Dwelling Structures	\$0.00			
11	1465.1 Dwelling Equipment - Nonexpendable	\$10,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	\$177,930.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$739,572.00			
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450113 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2013 FFY of Grant Approval: 2013
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
	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: CA30P04450113 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2013		
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	\$147,914.00				
	Subtotal 1406			\$147,914.00				
	Management Improvements							
PHA-Wide	Resident Services Coordinator	1408	1	\$37,772.00				
PHA-Wide	Resident Services Coordinator Assistants	1408	1	\$45,164.00				
PHA-Wide	PHA Staff/Commissioner Training	1408	LS	\$7,500.00				
PHA-Wide	Resident Training	1408	LS	\$500.00				
PHA-Wide	Develop 5-Year Agency Plan/Update Policies	1408	LS	\$5,000.00				
PHA-Wide	Update Utility Allowances	1408	LS	\$0.00				
PHA-Wide	Update Computer software and training(which includes PHAS, staff training, and tendoc files)	1408	LS	\$15,000.00				
	Subtotal 1408			\$110,936.00				

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: CA30P04450113 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2013		
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	\$73,957.00				
	Subtotal 1410			\$73,957.00				
	<u>Fees and Costs</u>							
PHA-Wide	A&E Design Fee	1430	LS	\$25,000.00				
PHA-Wide	Capital Fund Program Update Fee	1430	LS	\$5,000.00				
PHA-Wide	Physical Needs Assessment	1430	LS	\$15,000.00				
PHA-Wide	Energy Audit	1430	LS	\$10,000.00				
	Subtotal 1430			\$55,000.00				
	<u>Site Improvements</u>							
AMP 2	Site improvements related to ADA compliance at CA044-4 (Phase 2)	1450	LS	\$20,000.00				
AMP 2	Site improvements related to ADA compliance at CA044-18 & 25 (Phase 3)	1450	LS	\$40,000.00				
AMP 2	Resurface roads at CA044-02 (Phase 3)	1450	LS	\$51,917.00				
AMP 2	Resurface roads at CA044-08 (Phase 3)	1450	LS	\$51,918.00				
	Subtotal 1430			\$163,835.00				

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 I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450112 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2012 FFY of Grant Approval: 2012
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2012 <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	\$147,914.00		\$0.00	\$0.00
3	1408 Management Improvements	\$106,934.00		\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$73,957.00		\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$35,000.00		\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$138,347.00		\$0.00	\$0.00
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable	\$9,000.00		\$0.00	\$0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$10,000.00		\$0.00	\$0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	\$218,420.00		\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$739,572.00		\$0.00	\$0.00
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450112 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2012 FFY of Grant Approval: 2012
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2012 <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
	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: CA30P04450112 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2012		
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	\$147,914.00		\$0.00	\$0.00	
	Subtotal 1406			\$147,914.00		\$0.00	\$0.00	
	Management Improvements							
PHA-Wide	Resident Services Coordinator	1408	1	\$37,770.00		\$0.00	\$0.00	
PHA-Wide	Resident Services Coordinator Assistants	1408	1	\$45,164.00		\$0.00	\$0.00	
PHA-Wide	PHA Staff/Commissioner Training	1408	LS	\$5,000.00		\$0.00	\$0.00	
PHA-Wide	Resident Training	1408	LS	\$500.00		\$0.00	\$0.00	
PHA-Wide	Develop 5-Year Agency Plan/Update Policies	1408	LS	\$5,000.00		\$0.00	\$0.00	
PHA-Wide	Update Utility Allowances	1408	LS	\$3,500.00		\$0.00	\$0.00	
PHA-Wide	Update Computer software and training(which includes PHAS, staff training, and tendoc files)	1408	LS	\$10,000.00		\$0.00	\$0.00	
	Subtotal 1408			\$106,934.00		\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450112 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2012		
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	\$73,957.00		\$0.00	\$0.00	
	Subtotal 1410			\$73,957.00		\$0.00	\$0.00	
	<u>Fees and Costs</u>							
PHA-Wide	A&E Design Fee	1430	LS	\$30,000.00		\$0.00	\$0.00	
PHA-Wide	Capital Fund Program Update Fee	1430	LS	\$5,000.00		\$0.00	\$0.00	
	Subtotal 1430			\$35,000.00		\$0.00	\$0.00	
	<u>Site Improvements</u>							
AMP 2	Site improvements related to ADA Compliance at CA044-04	1450	LS	\$0.00		\$0.00	\$0.00	
AMP 2	Site improvements related to ADA Compliance at CA044-02,08,18, and 25 (Phase 2)	1450	LS	\$138,347.00		\$0.00	\$0.00	
AMP 3	Site improvements related to ADA Compliance at CA044-28	1450	LS	\$0.00		\$0.00	\$0.00	
	Subtotal 1430			\$138,347.00		\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30P04450112 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2012		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Equipment</u>							
PHA-Wide	Install carbon monoxide/smoke detectors	1465.1	431	\$0.00		\$0.00	\$0.00	
PHA-Wide	Replace stoves	1465.1	20	\$9,000.00		\$0.00	\$0.00	
	Subtotal 1465.1			\$9,000.00		\$0.00	\$0.00	
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	Computer and equipment upgrades	1475	LS	7,500.00		\$0.00	\$0.00	
PHA-Wide	Purchase maintenance tools	1475	1	\$2,500.00		\$0.00	\$0.00	
	Subtotal 1475			\$10,000.00		\$0.00	\$0.00	
	<u>Collateralization or Debt Service</u>							
PHA-Wide	Debt Service for CFFP	1501	LS	\$218,420.00		\$0.00	\$0.00	
	Subtotal 1501			\$218,420.00		\$0.00	\$0.00	
	Total CFP			\$739,572.00		\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450111 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2011 FFY of Grant Approval: 2011
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2012 <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	\$163,870.00		\$163,870.00	\$163,870.00
3	1408 Management Improvements	\$96,088.00		\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$81,935.00		\$81,935.00	\$81,935.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$45,000.00		\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$136,361.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$7,500.00		\$0.00	\$0.00
12	1470 Nondwelling Structures	\$8,300.00		\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$5,000.00		\$0.00	\$0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	\$275,295.00		\$275,295.00	\$274,849.71
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$819,349.00		\$521,100.00	\$520,654.71
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450111 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2011 FFY of Grant Approval: 2011
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2012 <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
	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: CA30P04450111 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Operations							
PHA-Wide	Operations	1406	LS	\$163,870.00		\$163,870.00	\$163,870.00	
	Subtotal 1406			\$163,870.00		\$163,870.00	\$163,870.00	
	Management Improvements							
PHA-Wide	Resident Services Coordinator	1408	1	\$32,205.00		\$0.00	\$0.00	
PHA-Wide	Resident Services Coordinator Assistants	1408	1	\$37,386.00		\$0.00	\$0.00	
PHA-Wide	PHA Staff/Commissioner Training	1408	LS	\$5,000.00		\$0.00	\$0.00	
PHA-Wide	Resident Training	1408	LS	\$1,500.00		\$0.00	\$0.00	
PHA-Wide	Develop 5-Year Agency Plan/Update Policies	1408	LS	\$0.00		\$0.00	\$0.00	
PHA-Wide	Update Utility Allowances	1408	LS	\$0.00		\$0.00	\$0.00	
PHA-Wide	Update Computer software and training(which includes PHAS, staff training, and tendoc files)	1408	LS	\$19,997.00		\$0.00	\$0.00	
	Subtotal 1408			\$96,088.00		\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450111 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Administration</u>							
PHA-Wide	Administrative costs related to the CFP	1410	LS	\$81,935.00		\$81,935.00	\$81,935.00	
	Subtotal 1410			\$81,935.00		\$81,935.00	\$81,935.00	
	<u>Fees and Costs</u>							
PHA-Wide	A&E Design Fee	1430	LS	\$25,000.00		\$0.00	\$0.00	
PHA-Wide	Capital Fund Program Update Fee	1430	LS	\$5,000.00		\$0.00	\$0.00	
PHA-Wide	Environmental Review	1430	LS	\$10,000.00		\$0.00	\$0.00	
PHA-Wide	Asbestos Survey and Report	1430	LS	\$5,000.00		\$0.00	\$0.00	
	Subtotal 1430			\$45,000.00		\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450111 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Site Improvements							
AMP 2	Site improvements related to ADA Compliance at CA044-04	1450	LS	\$4,000.00		\$0.00	\$0.00	
AMP 2	Site improvements related to ADA Compliance at CA044-02,08,18, and 25 (Phase 1)	1450	LS	\$8,861.00		\$0.00	\$0.00	
AMP 2	Resurface roads at CA044-02 (Phase 2)	1450	LS	\$61,750.00		\$0.00	\$0.00	
AMP 2	Resurface roads at CA044-08 (Phase 2)	1450	LS	\$61,750.00		\$0.00	\$0.00	
AMP 3	Site improvements related to ADA Compliance at CA044-28	1450	LS	\$0.00		\$0.00	\$0.00	Deferred
	Subtotal 1430			\$136,361.00		\$0.00	\$0.00	

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² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450111 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Structures</u>							
AMP 2	Unit improvements related to ADA Compliance at CA044-04	1460	25 bldgs.	\$0.00		\$0.00	\$0.00	Deferred
AMP 2	Unit improvements related to ADA Compliance at CA044-02,08,18, and 25	1460	6	\$0.00		\$0.00	\$0.00	Deferred
AMP 3	Unit improvements related to ADA Compliance at CA044-15 and 17	1460	24	\$0.00		\$0.00	\$0.00	Deferred
AMP 3	Unit improvements related to ADA Compliance at CA044-28	1460	24	\$0.00		\$0.00	\$0.00	Deferred
	Subtotal 1460			\$0.00		\$0.00	\$0.00	
	<u>Dwelling Equipment</u>							
PHA-Wide	Replace stoves	1465.1	50	\$7,500.00		\$0.00	\$0.00	
	Subtotal 1465.1			\$7,500.00		\$0.00	\$0.00	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30P04450111 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Non-Dwelling Structures</u>							
AMP 2	Improvements related to ADA Compliance at El Rio Villa office	1470	LS	\$6,000.00		\$0.00	\$0.00	
AMP 3	Improvements related to ADA Compliance at Riverbend Manor office	1470	LS	\$2,300.00		\$0.00	\$0.00	
	Subtotal 1470			\$8,300.00		\$0.00	\$0.00	
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	Computer and equipment upgrades	1475	LS	\$5,000.00		\$0.00	\$0.00	
PHA-Wide	Purchase maintenance tools	1475	1	\$0.00		\$0.00	\$0.00	
PHA-Wide	Vehicle replacement	1475	1	\$0.00		\$0.00	\$0.00	
	Subtotal 1475			\$5,000.00		\$0.00	\$0.00	
	<u>Collateralization or Debt Service</u>							
PHA-Wide	Debt Service for CFFP	1501	LS	\$275,295.00		\$275,295.00	\$274,849.71	
	Subtotal 1501			\$275,295.00		\$275,295.00	\$274,849.71	
	Total CFP			\$819,349.00		\$521,100.00	\$520,654.71	

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 I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450110 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$198,477.00		\$198,477.00	\$198,477.00
3	1408 Management Improvements	\$91,904.36		\$91,130.00	\$19,858.38
4	1410 Administration (may not exceed 10% of line 21)	\$99,238.00		\$99,238.00	\$99,238.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$71,591.23		\$71,591.23	\$71,591.23
8	1440 Site Acquisition				
9	1450 Site Improvement	\$210,785.40		\$182,576.68	\$167,386.01
10	1460 Dwelling Structures	\$22,678.92		\$22,678.92	\$22,678.92
11	1465.1 Dwelling Equipment - Nonexpendable	\$33,656.94		\$33,656.94	\$31,799.41
12	1470 Nondwelling Structures	\$0.00		\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$96,157.27		\$96,157.27	\$55,550.93
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA	\$167,897.88		\$167,897.88	\$167,897.88
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$992,387.00		\$963,403.92	\$834,477.76
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Part I: Summary					
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450110 Replacement Housing Factor Grant No: Date of CFFP: _____:			FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2012 <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
	Signature of Executive Director	Date		Signature of Public Housing Director	Date

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450110 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Operations							
PHA-Wide	Operations	1406	LS	\$198,477.00		\$198,477.00	\$198,477.00	
	Subtotal 1406			\$198,477.00		\$198,477.00	\$198,477.00	
	Management Improvements							
PHA-Wide	Resident Services Coordinator	1408	1	\$30,000.00		\$30,000.00	\$0.00	
PHA-Wide	Resident Services Coordinator Assistant	1408	1	\$35,000.00		\$35,000.00	\$0.00	
PHA-Wide	PHA Staff/Commissioner Training	1408	LS	\$8,000.00		\$8,000.00	\$2,335.00	
PHA-Wide	Resident Training	1408	LS	\$0.00		\$0.00	\$0.00	
PHA-Wide	Develop 5-Year Agency Plan/Update Policies	1408	LS	\$1,904.36		\$1,130.00	\$10,427.50	
PHA-Wide	Update Utility Allowances	1408	LS	\$0.00		\$0.00	\$0.00	
PHA-Wide	Update Computer software and training(which includes PHAS, staff training, and microfiche files)	1408	LS	\$17,000.00		\$17,000.00	\$7,095.88	
	Subtotal 1408			\$91,904.36		\$91,130.00	\$19,858.38	

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

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450110 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Administration</u>							
PHA-Wide	Administrative costs related to CFP	1410	LS	\$99,238.00		\$99,238.00	\$99,238.00	
	Subtotal 1410			\$99,238.00		\$99,238.00	\$99,238.00	
	<u>Fees and Costs</u>							
PHA-Wide	A&E Design Fee	1430	LS	\$51,332.89		\$51,332.89	\$65,021.23	
PHA-Wide	Capital Fund Program Update Fee	1430	LS	\$4,050.00		\$4,050.00	\$6,570.00	
AMP 2	A&E Design Fee – Roads at CA44-02	1430	LS	\$8,104.17		\$8,104.17	\$0.00	
AMP 2	A&E Design Fee – Roads at CA44-08	1430	LS	\$8,104.17		\$8,104.17	\$0.00	
	Subtotal 1430			\$71,591.23		\$71,591.23	\$71,591.23	

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² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450110 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Site Improvements</u>							
PHA-Wide	Site improvements to meet ADA compliance	1450	LS	\$0.00		\$0.00	\$0.00	Deferred
AMP 1	Site improvements to meet ADA compliance at CA044-01	1450	LS	\$0.00		\$0.00	\$0.00	Deferred
AMP 1	Site improvements to meet ADA compliance at CA044-05	1450	LS	\$0.00		\$0.00	\$0.00	Deferred
AMP 1	Site improvements to meet ADA compliance at CA044-06	1450	LS	\$0.00		\$0.00	\$0.00	Deferred
AMP 1	Site improvements to meet ADA compliance at CA044-07	1450	LS	\$0.00		\$0.00	\$0.00	Deferred
AMP 1	Install playground at CA044-01 (Yolano)	1450	LS	\$182,576.68		\$182,576.68	\$167,386.01	Brought forward from 2011 5-Yr Plan
AMP 2	Resurface roads at CA044-02	1450	LS	\$14,104.36		\$0.00	\$0.00	
AMP 2	Resurface roads at CA044-08	1450	LS	\$14,104.36		\$0.00	\$0.00	
AMP 3	Site improvements to meet ADA compliance at CA044-15 and 17	1450	LS	\$0.00		\$0.00	\$0.00	Deferred
	Subtotal 1450			\$210,785.40		\$182,576.68	\$167,386.01	

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² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450110 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Structures</u>							
PHA-Wide	Replace water heaters	1460	30	\$0.00		\$0.00	\$0.00	ARRA Funds
PHA-Wide	Unit improvements to meet ADA compliance	1460	LS	\$0.00		\$0.00	\$0.00	Deferred
PHA-Wide	Install locksets	1460	LS	\$22,678.92		\$22,678.92	\$22,678.92	
AMP 1	Unit improvements related to ADA Compliance at CA044-01	1460	LS	\$0.00		\$0.00	\$0.00	Deferred
AMP 1	Unit improvements related to ADA Compliance at CA044-05	1460	LS	\$0.00		\$0.00	\$0.00	Deferred
AMP 1	Unit improvements related to ADA Compliance at CA044-06	1460	LS	\$0.00		\$0.00	\$0.00	Deferred
AMP 1	Unit improvements related to ADA Compliance at CA044-07	1460	LS	\$0.00		\$0.00	\$0.00	Deferred
AMP 3	Paint building exteriors at CA044-17	1460	6 bldgs.	\$0.00		\$0.00	\$0.00	2008 CFP
AMP 3	Install new HVAC systems at CA044-17	1460	24 units	\$0.00		\$0.00	\$0.00	Will be incl. in EPC
	Subtotal 1460			\$22,678.92		\$22,678.92	\$22,678.92	

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² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing		Grant Type and Number Capital Fund Program Grant No: CA30P04450110 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Dwelling Equipment</u>							
PHA-Wide	Replace stoves	1465.1	50	\$15,357.60		\$15,357.60	\$13,500.07	
PHA-Wide	Replace refrigerators	1465.1	50	\$0.00		\$0.00	\$0.00	ARRA
PHA-Wide	Install carbon monoxide/smoke detectors	1465.1	431	\$18,299.34		\$18,299.34	\$18,299.34	Brought forward from 2012 CFP
	Subtotal 1465.1			\$33,656.94		\$33,656.94	\$31,799.41	
	<u>Non-Dwelling Structures</u>							
PHA-Wide	Improvements related to ADA compliance	1470	LS	\$0.00		\$0.00	\$0.00	
AMP 1	Improvements to learning center related to ADA Compliance at CA044-07	1470	LS	\$0.00		\$0.00	\$0.00	
	Subtotal 1470			\$0.00		\$0.00	\$0.00	

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² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Yolo County Housing			Grant Type and Number Capital Fund Program Grant No: CA30P04450110 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Non-Dwelling Equipment</u>							
PHA-Wide	Computer and equipment upgrades	1475	LS	\$21,769.84		\$21,769.84	\$18,100.53	
PHA-Wide	Purchase maintenance tools	1475	1	\$1,857.53		\$1,857.53	\$1,857.53	
PHA-Wide	Purchase maintenance truck w/ tool box	1475	1	\$36,294.95		\$36,294.95	\$35,592.87	
AMP 1	Purchase maintenance truck w/ tool box	1475	1	\$36,294.95		\$36,294.95	\$0.00	Brought forward from 2012 CFP 5-Yr. Plan
	Subtotal 1475			\$96,157.27		\$96,157.27	\$55,550.93	
	<u>Collateralization or Debt Service</u>							
PHA-Wide	Debt Service for CFFP	1501	LS	\$167,897.88		\$167,897.88	\$167,897.88	ARRA
	Subtotal 1501			\$167,897.88		\$167,897.88	\$167,897.88	
	Total CFP			\$992,387.00		\$963,403.92	\$834,477.76	

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

Yolo County Housing
Independent Auditor's Report and
Basic Financial Statements
(With Supplementary Information)

June 30, 2012

Yolo County Housing

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Independent Auditor's Report

To the Housing Commission
Yolo County Housing

We have audited the accompanying basic financial statements of Yolo County Housing, formally known as the Housing Authority of the County of Yolo, a component unit of the County of Yolo, California as of and for the year ended June 30, 2012, as listed in the table of contents. These financial statements are the responsibility of Yolo County Housing's management. Our responsibility is to express an opinion on these financial statements based on our audit.

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Yolo Counting Housing as of June 30, 2012, and the changes in its financial position and cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards we have also issued our report dated January 30, 2013 on our consideration of Yolo County Housing's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis on pages 5 to 18 is not a required part of the basic financial statements, but is supplementary information required by accounting principles generally accepted in the United States of America and the Governmental Accounting Standards Board. We have applied certain limited procedures that consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and we express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. The accompanying supplementary information on pages 52 through 64, including the Financial Data Schedule required by the U.S. Department of Housing and Urban Development, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

A handwritten signature in cursive script that reads "Cohn Reznick LLP".

Sacramento, California
January 30, 2013

Yolo County Housing

Management Discussion and Analysis

June 30, 2012

As management of the Housing Authority of the County of Yolo (YCH), we offer readers of YCH's financial statements this narrative overview and analysis of the financial activities of YCH for the year ended June 30, 2012. Since the MD&A is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with YCH's financial statements beginning on page 19.

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

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

Overview of the Financial Statements

YCH's financial statements are designed to provide readers with a broad overview of YCH's finances in a manner similar to a private sector business. YCH employs, exclusively, Enterprise Funds which utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector. All Enterprise Funds and business-type activities are consolidated into a total for the agency taken as a whole.

YCH's financial statements include a Statement of Net Assets (similar to a balance sheet), a Statement of Revenues, Expenses and Changes in Net Assets (similar to an Income Statement), a Statement of Cash Flows, the Notes to financial statements, and certain supplementary information.

Certain programs administered by YCH are provided by the U.S. Department of Housing and Urban Development (HUD). Others are segregated to enhance accountability and control. A summary of YCH programs is presented below:

Low Rent Public Housing

Under the Low Rent Public Housing (LRPH) program, YCH rents units that it owns to low, very low, or extremely very low income households. The LRPH Program is operated under an Annual Contributions Contract (ACC) with HUD. Public Housing Agencies are limited by law in the amount of rent collected to no more than thirty percent (30%) of a family's adjusted income, or the resident may choose what is known as "flat rent." The latter is a set rental amount comparable to local market rents. The

Yolo County Housing

Management Discussion and Analysis - Continued

June 30, 2012

rental amount does not increase or decrease over a three-year period and is independent of the resident's actual income. The flat rent is designed to encourage self-sufficiency and to avoid creating disincentives for continued residency by families that are attempting to become economically self-sufficient.

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

Public Housing Capital Fund Program

The ACC provides a Capital Fund Program designed to enable YCH to make capital improvements to its properties and otherwise provide long term assets for the benefit of tenants and the administration. The 2012 Capital Fund Grant was reduced by 10% from 2011 with a further reduction expected for the 2013 grant. These reductions along with the expiration of the ARRA Grant funding will result in fewer improvements to our housing inventory.

Housing Choice Voucher Program

Under the Housing Choice Voucher Program (formerly known as Section 8 tenant-based assistance), YCH administers contracts with independent landlords that own rental property. YCH subsidizes the families' rents through a housing Assistance Payment (HAP) payable to the landlord. The program is administered under an ACC with HUD that provides annual funding to enable YCH to subsidize participant rent at between thirty percent (30%) and forty percent (40%) of household income. YCH receives a fixed monthly administrative fee for each unit under lease on the first of every month to operate the program.

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

New Hope Community Development Corporation (Component Unit)

New Hope Community Development Corporation (NHCDC) is a 501(c)(3) non-profit corporation created to develop affordable housing and community based economic development ventures. Its primary business activities during the year ended June 30, 2012 was the operation of Cottonwood Meadows Senior Apartments.

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

YCH manages Migrant Centers in Davis, Madison and Dixon, California. Pursuant to contracts with the State of California Department of Housing and Community

Yolo County Housing

Management Discussion and Analysis - Continued

June 30, 2012

Development, Office of Migrant Services, YCH remits rents collected from tenants to the State Office of Migrant Services, which in turn reimburses YCH for its costs of operating the Migrant Centers. The Dixon Migrant Center is managed by YCH on behalf of the Dixon Housing Authority of Solano County.

Other Programs

- Business Activities - used to administer various non-government subsidized programs. This also includes the Crosswoods Apartments purchase completed in April 2012 and its operations for two and a half months.
- Davis Solar Rural Rental Assistance (Other State/Local).

Required Financial Statements

The financial statements of YCH offer both short-term and long term financial information about YCH activities and include:

- The **Statement of Net Assets** which is similar to a balance sheet. The Statement of Net Assets reports all of YCH assets and liabilities for the year ended June 30, 2012 and provides information about the nature and amounts of investments in resources (assets) and the obligations to YCH's creditors (liabilities). It also provides the basis for evaluating the capital structure of YCH and assessing the liquidity and financial flexibility of YCH. The statement is presented in a format in which assets minus liabilities equals "Net Assets", formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "current" (convertible to cash within one year), and "non-current".
- The **Statement of Revenues, Expenses and Changes in Net Assets** accounts for all of YCH's revenue and expenses for the year ended June 30, 2012. The statement reflects the results of YCH's operations over the year and can be used to determine YCH's credit worthiness and its ability to successfully recover all its costs through grants, tenant charges and other income.
- The **Statement of Cash Flows** provides information about YCH's cash receipts and cash payments during the year ended June 30, 2012. This statement reports cash receipts, cash payments, and net changes in cash resulting from operations, capital and related financing, and noncapital financing and investing activities. The statement provides answers to questions of where cash came from, what cash was used for and what caused changes in cash for the reporting period covered.

Yolo County Housing

Management Discussion and Analysis - Continued

June 30, 2012

- The accompanying **Notes to the financial statements** provide additional information that is essential to a full understanding of the data provided in the financial statements.
- In addition to the basic financial statements and accompanying notes, this report also presents certain supplementary information. This supplementary information section contains the Combining Schedules of Net Assets; Combining Schedules of Revenues, Expenses and Change in Net Assets and Combining Schedules of Cash Flows along with the Financial Data Schedule (FDS) report electronically submitted to HUD.

Financial Analysis of YCH as a Whole

The following analysis focuses on YCH's net assets and revenues, expenses and changes in fund net assets during the years ended June 30, 2012 and 2011.

Net Assets				
	2012	2011	Net Change	%
Assets				
Current assets	\$ 3,865,672	\$ 3,741,623	\$ 124,049	3%
Restricted assets	2,843,603	3,043,266	(199,663)	-7%
Capital assets, net	20,585,430	18,036,330	2,549,100	14%
Other non-current assets	55,150	41,541	13,609	33%
Total assets	\$ 27,349,855	\$ 24,862,760	\$ 2,487,095	10%
Liabilities				
Current liabilities	\$ 4,827,144	\$ 2,532,980	\$ 2,294,164	91%
Payable from restricted cash	218,139	198,256	19,883	10%
Non-current liabilities	4,597,117	4,811,556	(214,439)	-4%
Total liabilities	\$ 9,642,400	\$ 7,542,792	\$ 2,099,608	28%
Net assets				
Invested in capital assets, net of debt	\$ 14,618,807	\$ 14,447,149	\$ 171,658	1%
Restricted	2,728,300	2,746,850	(18,550)	-1%
Unrestricted	360,348	125,969	234,379	186%
Total net assets	\$ 17,707,455	\$ 17,319,968	\$ 387,487	2%

The assets of YCH exceed its liabilities as of June 30, 2012 by \$17,707,455. Compared to 2011, this is a 2% increase which resulted from normal operations and the following unusual items:

- During the year ended June 30, 2012, YCH's assets increased by \$2,487,095 (10%). The increase primarily resulted from the purchase of Crosswoods Apartments which net of depreciation contributed to the increase of Capital

Yolo County Housing

Management Discussion and Analysis - Continued

June 30, 2012

Assets by 14%.

- Restricted Assets decreased by \$199,663 (-7%) mainly due to:
 - HAP Voucher and Administration funding in excess of cost by \$530,000.
 - Replacement reserve accounts decreased by \$588,000 mainly due to the completion of the RD funded water well project at more than \$625,000 which was offset by required deposits into the reserve accounts.
- Other non-current assets increased due to loan costs related to the acquisition of the Crosswoods Apartments.

YCH's total liabilities increased by \$2,099,608 (28%) during the year ended June 30, 2012 due to normal operations and the following unusual items:

- The increase in Current Liabilities is primarily the result of short term financing for the Crosswoods acquisition. The primary loan for Crosswoods is a one year note with First Northern Bank while renovations are planned and long term financing is arranged.
- The \$226,000 increase in Accounts Payable (in Current Liabilities) was more than offset by \$528,000 pre-funding of YCH Other Post Employment Benefit liability (in other Non-Current Liabilities).

The net result of normal operations and the above items is a 2% increase in **Total Net Assets**.

Yolo County Housing

Management Discussion and Analysis - Continued

June 30, 2012

CHANGES IN NET ASSETS

	2012	2011	Net Change	%
Operating revenues				
Operating revenues - tenants	\$ 2,164,225	\$ 2,078,516	\$ 85,709	4%
HUD HCV Grants	12,381,997	10,614,743	1,767,254	17%
HUD Operating and Capital Grants	2,004,113	2,650,537	(646,424)	-24%
Other government grants	2,311,909	1,753,498	558,411	32%
Other revenue	318,624	867,818	(549,194)	-63%
Total operating revenues	<u>19,180,868</u>	<u>17,965,112</u>	<u>1,215,756</u>	<u>7%</u>
Operating expenses				
Administration	2,412,602	2,368,377	44,225	2%
Tenant services	108,633	74,994	33,639	45%
Utilities	889,997	838,443	51,554	6%
Ordinary maintenance and operations	2,764,538	1,965,018	799,520	41%
General expenses	706,464	781,537	(75,073)	-10%
Housing assistance payments	10,716,468	9,412,563	1,303,905	14%
Depreciation expense	957,003	899,530	57,473	6%
Total operating expenses	<u>18,555,705</u>	<u>16,340,462</u>	<u>2,215,243</u>	<u>14%</u>
Non-operating revenue (expenses)				
Investment income - restricted cash	9,150	9,150	-	0%
Interest income	6,653	8,349	(1,696)	-20%
Interest expense	(251,348)	(293,148)	41,800	-14%
Amortization of loan costs	(2,131)	(2,131)	-	0%
Net non-operating revenue	<u>(237,676)</u>	<u>(277,780)</u>	<u>40,104</u>	<u>-14%</u>
Changes in net assets	387,487	1,346,870	(959,383)	-71%
Beginning net assets	<u>17,319,968</u>	<u>15,973,098</u>	<u>1,346,870</u>	<u>8%</u>
Ending net assets	<u>\$ 17,707,455</u>	<u>\$ 17,319,968</u>	<u>\$ 387,487</u>	<u>2%</u>

Total operating revenues increased by \$1,215,756 (7%) over 2011.

- HUD LRPB Operating Grants and HUD Capital Fund grants decreased by \$646,000;
- HUD HCV HAP and Operations Funding increased by \$1,767,000;
- YCH recognized \$632,000 of the grant funds received in prior year from USDA RD for the Davis Migrant water well project; and
- Rental Income increased by \$85,000 primarily from the Crosswoods acquisition.

Yolo County Housing

Management Discussion and Analysis - Continued

June 30, 2012

Operating expenses during the year ended June 30, 2012 increased by \$2,215,243 (14% in overall).

- HCV HAP Voucher Cost increased by \$1,304,000 (14%).
- Ordinary Maintenance expenses increased by \$799,520 (41%). The Davis Water Well replacement accounted for most of this increase.

The combination of increased revenue net of the increase in expenditures resulted in a net income of \$387,000.

Yolo County Housing

Management Discussion and Analysis - Continued

June 30, 2012

Cash Flows

	2012	2011	Net Change	%
Cash flows from operating activities:				
Tenant receipts	\$ 2,144,952	\$ 2,054,842	\$ 90,110	4%
Other receipts	479,686	1,829,101	(1,349,415)	-74%
Operating and administrative expenditures	(6,995,553)	(5,916,408)	(1,079,145)	18%
Housing assistance payments	(10,716,468)	(9,412,563)	(1,303,905)	14%
Net cash used in operating activities	<u>(15,087,383)</u>	<u>(11,445,028)</u>	<u>(3,642,355)</u>	<u>32%</u>
Cash flows from noncapital financing activities:				
Operating grants received	15,541,920	14,330,780	1,211,140	8%
Net cash provided by noncapital financing activities	<u>15,541,920</u>	<u>14,330,780</u>	<u>1,211,140</u>	<u>8%</u>
Cash flows from capital and related financing activities:				
Grants to acquire capital assets	1,064,598	1,081,092	(16,494)	-2%
Acquisition of capital assets	(3,506,103)	(1,143,435)	(2,362,668)	207%
Proceeds from disposal of fixed assets	-	2,400	(2,400)	-100%
Proceeds from loans	2,603,000	-	2,603,000	-
Financing costs paid	(15,739)	-	(15,739)	-
Principal paid on debt	(226,486)	(184,996)	(41,490)	22%
Interest paid on debt	(250,420)	(289,869)	39,449	-14%
Net cash provided by (used in) capital and related financing activities	<u>(331,150)</u>	<u>(534,808)</u>	<u>203,658</u>	<u>-38%</u>
Cash flows from investing activities:				
Interest income - restricted cash	9,150	9,150	-	0%
Interest income	6,653	8,349	(1,696)	-20%
Net cash provided by investing activities	<u>15,803</u>	<u>17,499</u>	<u>(1,696)</u>	<u>-10%</u>
Net increase in cash	139,190	2,368,443	(2,229,253)	-94%
Cash, beginning of year	5,866,395	3,497,952	2,368,443	68%
Cash, end of year	<u>\$ 6,005,585</u>	<u>\$ 5,866,395</u>	<u>\$ 139,190</u>	<u>2%</u>
Cash and cash equivalents	\$ 3,161,982	\$ 2,823,129	\$ 338,853	12%
Restricted cash and cash equivalents	2,843,603	3,043,266	(199,663)	-7%
Total cash, end of year	<u>\$ 6,005,585</u>	<u>\$ 5,866,395</u>	<u>\$ 139,190</u>	<u>2%</u>

Yolo County Housing
Management Discussion and Analysis - Continued
June 30, 2012

The changes in cash flows are mainly due to the following:

- Tenant Receipts increased due to the Crosswoods acquisition
- Other Receipts is lower this year primarily for two reasons
 - In 2011, YCH received a one-time distribution from the dissolution of CHARMA of more than \$625,000;
 - In 2012, YCH had a large reduction in Capital Fund and ARRA. Those funds are distributed to the AMPs and classified as Other Receipts. Those transfers were \$829,000 less in the 2011-2012 than they were the previous year.
- Operating and Administrative expenditures increased primarily due to:
 - Over \$600,000 was paid out for replacement of the water well at Davis Migrant Center. This is not a capitalized expenditure because the migrant center is a State of California Office of Migrant Services asset and is therefore excluded from the Summary of Fixed Asset activity.
 - Maintenance costs aside from the Davis Water Well increased by nearly \$138,000.
 - Utilities across the agency increased by \$85,000
 - New costs were associated with Pacifico and Crosswoods operations.
- The Housing Assistance Payments increase is offset by increased HAP Voucher funding which is included in the Operating Grants Received line.
- Capital Financing Activities included three primary components:
 - Crosswoods Apartments was purchased with the cost partially offset by loan proceeds.
 - Two playgrounds were constructed at Yolano Homes and Donnelly Circle with funding from Capital Fund and a City of Woodland CDBG grant.
 - A new maintenance vehicle was purchased.

Yolo County Housing

Management Discussion and Analysis - Continued

June 30, 2012

Comparison of Actual to Budget for the Year Ended June 30, 2012

	<u>Actual</u>	<u>Budget</u>	<u>Net Change</u>	<u>%</u>
Operating Revenue:				
Tenant	\$ 2,164,225	\$ 2,044,311	\$ 119,914	6%
Interfund fees	1,538,998	1,522,384	16,614	1%
HUD HCV Grants	12,381,997	11,952,269	429,728	4%
HUD Operating and Capital Grants	2,004,113	1,912,574	91,539	5%
Other Government Grants	2,311,909	1,760,733	551,176	31%
Other income	318,624	63,350	255,274	403%
Total operating revenue	20,719,866	19,255,621	1,464,245	8%
Operating Expenses:				
Administration	3,951,600	3,712,264	239,336	6%
Tenant services	108,633	121,536	(12,903)	-11%
Utilities	889,997	900,639	(10,642)	-1%
Ordinary maintenance and operations	2,764,538	2,060,064	704,474	34%
General expenses	706,464	645,200	61,264	9%
Housing assistance payments	10,716,468	10,872,000	(155,532)	-1%
Depreciation expense	957,003	-	957,003	-
Total operating expenses	20,094,703	18,311,703	1,783,000	10%
Non-Operating Revenue (Expenses):				
Interest income - restricted	9,150	8,475	675	8%
Interest income - unrestricted	6,653	2,800	3,853	138%
Interest expense	(251,348)	(454,176)	202,828	-45%
Amortization of loan costs	(2,131)	-	(2,131)	-
Net non-operating revenue	(237,676)	(442,901)	205,225	-46%
Changes in net assets	\$ 387,487	\$ 501,017	\$ (113,530)	-23%

Significant variances from the budget include:

- The Other Government Grants Budget did not include the Davis Water Well project.
- The Other Income Budget:
 - Did not include City of Davis reimbursements for Pacifico Operations of \$124,000;
 - Did not include port in HAP payments reimbursements from other PHAs for tenants who were not absorbed (\$88,000);

Yolo County Housing

Management Discussion and Analysis - Continued

June 30, 2012

Significant expense variations from budget include:

- Administration budget:
 - Did not include the Pacifico and Crosswoods operations (\$97,000);
 - Did not include port in HAP payments made for unabsorbed port in HAP clients (\$88,000);
- Ordinary Maintenance and Operations budget did not include the Davis Water Well project expenses of \$632,000;
- General expenses variances include:
 - Workers Compensation which is budgeted as Salaries and Benefits in the Administrative Category (\$79,000);
 - Insurance Expenses were \$12,000 under budget.

Non-Operating Variances from Budget include:

- The interest expense budget includes principal payments on loans for the Administration Building, Cottonwood Meadows and Migrant Centers.

Yolo County Housing

Management Discussion and Analysis - Continued

June 30, 2012

Summary of Capital Assets

	Balance, 6/30/2011	Additions	Deletions and Transfers	Balance, 6/30/2012
Capital Assets:				
Land	\$ 3,921,298	\$ -	\$ -	\$ 3,921,298
Construction in progress	198,951	62,552	40,215	301,718
Building and improvements	32,886,778	3,402,512	(40,624)	36,248,666
Furniture, equipment and vehicles	715,747	41,106	-	756,853
Total capital assets	37,722,774	3,506,170	(409)	41,228,535
Less accumulated depreciation	(19,686,444)	(957,003)	342	(20,643,105)
Total capital assets, net	<u>\$ 18,036,330</u>	<u>\$ 2,549,167</u>	<u>\$ (67)</u>	<u>\$ 20,585,430</u>

The changes in Capital Assets are due to the following:

- During the year, construction of new playgrounds at the Yolano and Donnelly sites in AMP 1 was completed.
- YCH completed the purchase of Crosswoods Apartments in Woodland. These apartments had been purchased by California Affordable Housing Association in 2009 with the intention of reselling the property to YCH when financing could be arranged. Short term financing was cobbled together as the CalAHA bond issue became due. It is the intention of YCH to sell the property to New Hope CDC and its tax credit partners in 2013.
- A new maintenance vehicle was purchased.

Yolo County Housing

Management Discussion and Analysis - Continued

June 30, 2012

Summary of Long-Term Debt

	Balance, 6/30/2011	Additions	Reductions	Balance, 6/30/2012
Low Rent Public Housing:				
Office building, mortgage 1	\$ 1,367,206	\$ -	\$ (136,719)	\$ 1,230,487
Office building, mortgage 3	110,000	-	(50,000)	60,000
Total low rent public housing	1,477,206	-	(186,719)	1,290,487
Cottonwood:				
HCD Note	368,800	-	-	368,800
Cottonwood Note	1,715,987	-	(29,517)	1,686,470
Total Cottonwood	2,084,787	-	(29,517)	2,055,270
Crosswood:				
First Northern Bank	-	2,292,000	(7,638)	2,284,362
California Affordable Housing Agency	-	75,000	-	75,000
California Affordable Housing Agency	-	220,000	-	220,000
California Affordable Housing Agency	-	16,000	-	16,000
Total Crosswood	-	2,603,000	(7,638)	2,595,362
Esparto Development:				
Esparto project - CDBG	22,488	-	(2,612)	19,876
Total Esparto development	22,488	-	(2,612)	19,876
Davis Solar Rural Rental Assistance				
USDA Note	607	-	-	607
Total long-term debt	\$ 3,585,088	\$ 2,603,000	\$ (226,486)	\$ 5,961,602

- Normal monthly and annual payments were responsible for the reductions in Long Term in both LRPB Office Building and Cottonwood Loans.
- New debt was incurred for the purchase of Crosswoods Apartments. The debt consisted of:
 - Three small Five Year loans from the seller, California Affordable Housing Agency
 - A one-year loan, with an option to extend, from First Northern Bank.

Yolo County Housing

Management Discussion and Analysis - Continued

June 30, 2012

Significant Environmental and Economic Factors Affecting YCH

Significant environment and economic factors affecting YCH include:

- Federal funding from the Department of Housing and Urban Development (HUD)
- Funding from the State Office of Migrant Services (OMS)
- Local labor supply and demand which affect salary and wage rates
- Local inflation, recession and employment trends can affect resident income and therefore the amount of rental income.
- Local rental market and economy, which has a direct effect on the ability to find viable privately-owned rental properties that are available to our Housing Choice Voucher (HCV) program
- Rising costs in particular water, utilities and gasoline.

Contacting YCH

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

Yolo County Housing
Statement of Net Assets
June 30, 2012

Assets

Current assets	
Cash and cash equivalents	\$ 3,161,982
Restricted cash and cash equivalents	2,843,603
Accounts receivable - tenant, net	9,757
Accounts receivable - other	58,721
Accounts receivable - funding source	366,915
Inventories, net	175,050
Prepaid items and other assets	<u>93,247</u>
Total current assets	<u>6,709,275</u>
Noncurrent assets	
Capital assets not being depreciated	4,223,016
Capital assets, net of accumulated depreciation	16,362,414
Loan cost, net of accumulated amortization	<u>55,150</u>
Total noncurrent assets	<u>20,640,580</u>
Total assets	<u><u>\$ 27,349,855</u></u>

(Continued)

Yolo County Housing

Statement of Revenues, Expenses and Changes in Net Assets

Year Ended June 30, 2012

Operating revenues	
Rental income	\$ 2,164,225
Other revenue	318,624
	<hr/>
Total operating revenues	2,482,849
Operating expenses	
Administrative expenses	2,412,602
Tenant services	108,633
Maintenance	2,764,538
Utilities	889,997
General expenses	706,464
Housing assistance payments	10,716,468
Depreciation	957,003
Amortization	2,131
	<hr/>
Total operating expenses	18,557,836
Operating loss	<hr/> <u>(16,074,987)</u>
Nonoperating revenues (expenses)	
Grant revenue	16,245,126
Interest income	15,803
Interest expense	(251,348)
	<hr/>
Total nonoperating revenues (expenses)	16,009,581
Change in net assets before capital grants and transfers	(65,406)
Capital grants	<hr/> <u>452,893</u>
Change in net assets before transfers	<hr/> <u>387,487</u>
Transfers in	1,027,496
Transfers out	(1,027,496)
	<hr/>
Change in net assets	387,487
Net assets	
Beginning of year	<hr/> <u>17,319,968</u>
End of year	<hr/> <u>\$ 17,707,455</u>

See notes to financial statements

Yolo County Housing
Statement of Cash Flows
Year Ended June 30, 2012

Cash flows from operating activities	
Cash received from tenants	\$ 2,144,952
Other operating cash received	479,686
Cash payments for administration expenditures	(6,995,553)
Cash payments for housing assistance expenditures	<u>(10,716,468)</u>
Net cash used for operating activities	<u>(15,087,383)</u>
Cash flows from capital and related financing activities	
Principal paid on notes payable	(226,486)
Principal loan proceeds	2,603,000
Financing fees paid	(15,739)
Cash received from capital grants	1,064,598
Acquisition and construction of capital assets	(3,506,103)
Interest paid	<u>(250,420)</u>
Net cash used by capital and related financing activities	<u>(331,150)</u>
Cash flows from noncapital financing activities	
Cash received from operating subsidy	909,973
Cash received from Housing Choice Voucher program	12,175,913
Cash received from other grants	<u>2,456,034</u>
Net cash provided by noncapital financing activities	<u>15,541,920</u>
Cash flows from investing activities	
Interest income	<u>15,803</u>
Net cash provided by investing activities	<u>15,803</u>
Net increase in cash and cash equivalents	139,190
Cash and cash equivalents	
Beginning of year	<u>5,866,395</u>
End of year	<u><u>\$ 6,005,585</u></u>
Financial statement presentation	
Cash and cash equivalents	\$ 3,161,982
Restricted cash and cash equivalents	<u>2,843,603</u>
Total cash and cash equivalents	<u><u>\$ 6,005,585</u></u>

(Continued)

Yolo County Housing
Statement of Cash Flows - Continued
Year Ended June 30, 2012

Reconciliation of operating loss to net cash used for operating activities	
Operating loss	\$ (16,074,987)
Adjustments to reconcile operating loss to net cash used for operating activities:	
Depreciation and amortization	959,134
Changes in operating assets and liabilities:	
Decrease (increase) in assets:	
Tenant accounts receivable	5,907
Other receivables	11,928
Inventories	5,436
Prepaid items and other assets	17,530
Increase (decrease) in liabilities:	
Accounts payable	237,091
Accrued compensated absences	(5,558)
Deposits payable	31,144
Deferred revenue	(31,093)
Other liabilities	57,190
	(15,087,383)
Net cash used for operating activities	\$ (15,087,383)

See notes to financial statements

Yolo County Housing

Notes to Financial Statements

June 30, 2012

Note 1 - Reporting Entity

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

On June 20, 2006, the County's Board of Supervisors exercised its authority under Health and Safety Code section 34290, due to the resignation of the independent housing commission, and declared itself to be the commissioners of YCH for a temporary period. In January 2012, YCH adopted a change in its governance under which the Board of Supervisors became a Board of Governors and a new board with representatives appointed by the cities (3 of the 4 cities have representation with the 4th city as an alternate), a representative from the County, an At Large member and two tenant commissioners. Following the change in governance, YCH is considered a component unit of the County. While YCH is a separate legal entity, it is included in the financial statements of the County as a discrete component unit.

YCH has one blended component unit. The blended component unit, although a legally separate entity, is in substance part of YCH operations. The component unit is known as the New Hope Community Development Corporation (NHCDC). NHCDC owns and operates a rental housing project under the State of California Rental Housing Community Development (RHCP).

Note 2 - Summary of Significant Accounting Policies

Basic Financial Statements

The basic financial statements (i.e. the Statement of Net Assets, the Statement of Revenues, Expenses and Changes in Net Assets and the Statement of Cash Flows) report information on all the enterprise activities of YCH and its blended component unit. These basic financial statements are presented in accordance with GASB standards.

YCH has entered into an agreement with the Housing Authority of the City of Dixon to administer its only program - a Migrant Center funded by the California Department of Housing and Community Development. This program owns no real property and carries no long-term debt. YCH uses its staff and other resources to operate this program. The operations of this program are considered by

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

management to be, in substance, part of YCH and as such are reported as part of YCH financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The basic financial statements are prepared using the economic resource measurement focus and the accrual basis of accounting. Accordingly, all assets and liabilities (whether current or noncurrent) are included on the Statement of Net Assets. The Statement of Revenues, Expenses and Changes in Net Assets presents increases (revenues) and decreases (expenses) in total net assets. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

YCH distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services. Operating expenses include the cost of services, general and administrative expenses and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

YCH has elected to apply all Financial Accounting Standards Board (FASB) pronouncements issued after November 30, 1989, which are not inconsistent with GASB pronouncements. Subsequent to that date, YCH accounts for its funds as required by GASB.

Cash and Cash Equivalents

YCH's cash and cash equivalents are considered to be cash on hand and all highly-liquid instruments purchased with an original maturity of three months or less.

Restricted Cash and Cash Equivalents

Restricted cash and cash equivalents represent reserves and security deposit accounts.

Accounts Receivable

Tenant accounts receivable are carried at the amount considered by management to be collectible, net of an allowance for doubtful accounts of \$15,000. Other accounts receivable are principally amounts due from HUD and California State agencies. The allowance for doubtful accounts has been provided based on the likelihood of the recovery.

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

Interprogram Receivables and Payables

Interprogram due from/to have been eliminated in the financial statements as prescribed by GASB standards in regards to interfund activities, payables and receivables.

Inventories

Inventory is valued at the lower of cost or market on an average cost basis. Inventory consists of expendable maintenance supplies held for consumption. The consumption method is used to account for inventories. Under the consumption method, inventories are recorded as assets when purchased and expenses when used. The value of the maintenance supplies inventory as of June 30, 2012, is \$175,050, which is reported net of an allowance for obsolete inventory of \$6,949.

Capital Assets

Capital assets are stated at cost or estimated historical cost. Contributed capital assets are recorded at estimated fair market value at the time received. Net interest costs are capitalized on projects during the construction period. The capitalization threshold for all capital assets is \$5,000.

Depreciation is charged to operations using the straight-line method based on the estimated useful life of the related asset. The estimated useful life of the assets is as follows:

	<u>Years</u>
Buildings	40
Building improvements	15
Furniture and fixtures	7
Vehicles	5

Property acquired with HUD funds is considered to be owned by YCH while used in the program for which it was purchased. However, HUD may have a reversionary interest in the property and ownership of any proceeds from disposition thereof.

The costs of normal maintenance and repair that do not add to the value of the asset or materially extend asset lives are not capitalized.

Impairment of Capital Assets

YCH reviews its capital assets for impairment whenever events or changes in circumstances indicate that there has been a decline in service utility that is large in

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

magnitude and outside of the normal life cycle of the capital asset being evaluated. As of June 30, 2012, there has been no impairment of the capital assets.

Loan Costs and Amortization

Loan costs are recorded at cost at the date of acquisition. Loan costs in the amount of \$77,266 are being amortized over the term of the loan using the effective yield method. As of June 30, 2012 accumulated amortization was \$22,116. Estimated annual amortization for each of the next five years is \$3,521 per year.

Accrued Compensated Absences

In accordance with GASB Statement No. 16, *Accounting for Compensated Absences*, vacation leave and other compensated absences with similar characteristics should be accrued as a liability as the benefits are earned by the employees if the leave is attributable to past service and it is probable that the employer will compensate the employees for the benefits through paid time off or some other means, such as cash payments at termination or retirement.

Permanent employees are entitled to receive compensation at their current base salary for all unused annual leave upon termination or retirement.

It is YCH's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is no liability for unpaid accumulated sick leave since YCH does not have a policy to pay any amounts when employees separate from service with YCH. All vacation pay is accrued when incurred. Total liability for YCH is \$153,533 based on year-end hourly rates. Of this amount, \$38,383 is considered by YCH to be a current liability.

In providing direction for conversion to the GAAP basis of accounting, HUD's Accounting Brief No. 6 discusses the conflicting direction given in HUD grant handbooks, which are not considered GAAP, and the cost principles of GAAP. In its final analysis, HUD opines that "Compensation for personnel services includes all remuneration, paid currently or accrued, for services rendered during the period of performance under federal awards, including but not necessarily limited to wages, salaries, and fringe benefits." Since federal awards extend for a limited time period, and accrued benefits may not be paid out during the term of the award, the above analysis can be reasonably interpreted to mean that costs may be drawn down at the close of the award period to fund unpaid compensated absences.

Notes Payable and Interest Payable

Notes payable consists of notes from banks and other California state agencies. Interest on these notes is accrued at year end.

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

Deferred Revenue

Deferred revenue includes rents received in advance from tenants, and grant funds received from other governmental agencies, which are conditioned upon incurring certain qualifying costs or meeting other conditions. The rents from tenants will be recognized as revenue when earned and the grant funds will be recognized as revenue when the qualifying costs are incurred and the possibility of not meeting the conditions are remote.

Net Assets

In the statement of net assets, net assets are classified in the following categories:

Invested in Capital Assets, Net of Related Debt - This amount consists of capital assets net of accumulated depreciation and reduced by outstanding debt that is attributed to the acquisition, construction, or improvement of the assets.

Restricted Net Assets - This amount is restricted by external creditors, grantors, contributors, or laws or regulations of other governments.

Unrestricted Net Assets - This amount is all net assets that do not meet the definition of "invested in capital assets, net of related debt" or "restricted net assets."

Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenses in the financial statements and the disclosures of contingent assets and liabilities. Accordingly, actual results could differ from those estimates.

Income Taxes

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

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

Note 3 - Cash, Cash Equivalents and Investments

Cash, cash equivalents and investments at June 30, 2012 consisted of the following:

Deposits	\$ 3,161,747
Petty cash	<u>235</u>
Total cash and investments	3,161,982
Restricted cash and cash equivalents	<u>2,843,603</u>
Total	<u>\$ 6,005,585</u>

Deposits

The carrying amounts of YCH's cash deposits were \$3,161,982 at June 30, 2012. Bank balances at June 30, 2012, were \$3,196,000. The bank balances were fully insured and/or collateralized with securities held by the pledging financial institutions in YCH's name as discussed below.

The California Government Code requires California banks and savings and loan associations to secure YCH's cash deposits by pledging securities as collateral. This Code states that collateral pledged in this manner shall have the effect of perfecting a security interest in such collateral superior to those of a general creditor. Thus, collateral for cash deposits is considered to be held in YCH's name.

The fair value of pledged securities must equal at least 110% of YCH's cash deposits. California law also allows institutions to secure deposits by pledging first trust deed mortgage notes having a value of 150% of YCH's total cash deposits. YCH may waive collateral requirements for cash deposits that are fully insured by the Federal Deposit Insurance Corporation. YCH, however, has not waived the collateralization requirements.

Investment Policy

In accordance with State statutes, HUD regulations and its own investment policy, YCH may invest its funds in U.S. Treasury, U.S. Government agencies, local government pooled investment funds, and other investments as outlined in YCH's investment policy.

Local Agency Investment Fund Investments

YCH participates in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code. LAIF is part of the State of California Pooled Money Investment Account (P.M.I.A.). The balance of the investment portfolio of P.M.I.A. at

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

June 30, 2012 was \$60,502 million. P.M.I.A. is not registered with the Securities and Exchange Commission (SEC) but is required to invest in accordance with California State Code. The average maturity of P.M.I.A. investments was 270 days as of June 30, 2012.

As of June 30, 2012, YCH had \$76,878 invested in LAIF and at which time, the LAIF fair value factor of 1.001219643 was used to calculate the fair value of the investments in LAIF. More information on LAIF investment pool can be found at <http://www.treasurer.ca.gov/pmia-laif/>.

Investment Risk Factors

There are many factors that can affect the value of investments. Some, such as credit risk, custodial risk, concentration of credit risk and market risk, may affect both equity and fixed income securities. Equity and debt securities respond to such factors as economic conditions, individual company earnings performance and market liquidity, while fixed income securities are particularly sensitive to credit risk and changes in interest rates. It is the investment policy of YCH to invest substantially all of its funds in fixed income securities which limits YCH's exposure to most types of risk.

Credit Risk

Credit risk is the risk that an issuer will fail to pay interest or principal in a timely manner or that negative perceptions of the issuer's ability to make these payments will cause security prices to decline. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. LAIF investment is not rated by such an organization.

Custodial Risk

Custodial risk is the risk that, in the event of the failure of the custodian, the investments may not be returned. As of June 30, 2012, YCH only has investments with LAIF and custodial risk does not apply to local governments' investments pool such as LAIF.

Concentration of Credit Risk

Generally, credit risk is the risk associated with a lack of diversification, such as having substantial investments in a few individual issuers, thereby exposing YCH to greater risks resulting from adverse economic, political, regulatory, geographic or credit developments. Investments issued or guaranteed by the U.S. Government and investments in external investment pools such as LAIF are not considered subject to concentration of credit risk.

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

Market Risk

Market risk is the risk that the value of an investment will change due to changes in the financial market. Changes in market conditions can increase Interest Rate Risk, Liquidity Risk and Reinvestment Risk.

Interest Rate Risk is the risk associated with declines or rises in interest rates which cause an investment in a fixed-income security to increase or decrease in value. The terms of a debt investment may cause its fair value to be highly sensitive to interest rate changes. As of June 30, 2012, YCH has no exposure to interest rate risk.

Liquidity Risk is the risk of being unable to liquidate an investment prior to maturity. Related to liquidity risk is the concept of marketability, or the ability to sell an instrument on short notice without incurring a meaningful loss in price.

Reinvestment Risk is the risk that the proceeds from a fixed-income security cannot be reinvested at the same rate of return currently generated by that holding. This risk is common with securities that are callable.

YCH maintains its portfolio in readily available demand deposits and LAIF. These ensure liquidity is maintained in order to meet ongoing operations, maximize return and limit exposure to changing market conditions.

Note 4 - Restricted Cash and Cash Equivalents

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

HUD funds restricted in use for HAP payments	\$	1,097,910
Local Agency Investment Fund		76,878
Replacement reserves:		
Madison Migrant Center		635,657
Davis Migrant Center		450,650
NHDCDC		186,721
Rural Rental USDA Davis		55,306
Tenant security deposits		273,453
Family Self Sufficiency Program participants'		
escrow funds		14,528
Migrant Centers operations		52,500
		<hr/>
Total restricted cash	\$	<u>2,843,603</u>

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

The amounts held in the replacement reserve accounts of the USDA Rural Economic and Community Development (USDA) and the California Department of Housing and Community Development (HCD) for the RHCP and Migrant Programs cannot be disbursed without the approval of the USDA or the HCD. These amounts are offset by restricted net assets.

The amounts held for the operations of the Migrant programs can be disbursed only on expenditures that have been pre-approved by the HCD, Office of Migrant Services (OMS). These amounts are offset by restricted net assets; however, they are not fully funded due to outstanding receivables from the State of California.

The amounts held by YCH on behalf of Family Self Sufficiency Program participants and tenants are reported as payable from restricted assets. These liabilities have been fully funded as of June 30, 2012.

Note 5 - Accounts Receivable - Funding Sources

At June 30, 2012, due from funding sources consisted of the following:

<u>Source</u>	<u>Program</u>	<u>Amount</u>
County	COCC	\$ 21,884
City	SHRA	3,314
State	OMS-Davis	68,182
State	OMS-Madison	65,947
State	OMS-Dixon	140,489
City	Pacifico	<u>67,099</u>
Total		<u>\$ 366,915</u>

All amounts are expected to result in payment in the next fiscal year.

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

Note 6 - Capital Assets

A summary of changes in capital assets for the year ended June 30, 2012 is as follows:

	<u>Balance, June 30, 2011</u>	<u>Additions</u>	<u>Transfers / Retirements</u>	<u>Balance, June 30, 2012</u>
Capital assets, not being depreciated				
Land	\$ 3,921,298	\$ -	\$ -	\$ 3,921,298
Construction in progress	<u>198,951</u>	<u>62,552</u>	<u>40,215</u>	<u>301,718</u>
Total capital assets, not being depreciated	<u>4,120,249</u>	<u>62,552</u>	<u>40,215</u>	<u>4,223,016</u>
Capital assets, being depreciated				
Building improvements	32,886,778	3,402,512	(40,624)	36,248,666
Equipment	<u>715,747</u>	<u>41,106</u>	<u>-</u>	<u>756,853</u>
Total capital assets, being depreciated	<u>33,602,525</u>	<u>3,443,618</u>	<u>(40,624)</u>	<u>37,005,519</u>
Less accumulated depreciation:	<u>(19,686,444)</u>	<u>(957,003)</u>	342	<u>(20,643,105)</u>
Total capital assets being depreciated, net	<u>13,916,081</u>	<u>2,486,615</u>	<u>(40,282)</u>	<u>16,362,414</u>
Total capital assets, net	<u>\$ 18,036,330</u>	<u>\$ 2,549,167</u>	<u>\$ (67)</u>	<u>\$ 20,585,430</u>

Note 7 - Accounts Payable - Funding Source

At June 30, 2012, accounts payable - funding source consist of the following:

State of California - Migrant rent collection:	
Davis Center	\$ 305,868
Madison Center	445,742
Dixon Center	<u>484,791</u>
Total	<u>\$ 1,236,401</u>

HCD provides YCH with grants to operate each of the three migrant centers. In general, all rents and other charges collected from the tenants of these centers are payable to HCD. The above represents collections retained, but not yet forwarded to HCD as of June 30, 2012 for each center.

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

Note 8 - Interfund Balances

YCH utilizes a few cash accounts to make payments to vendors and for payroll. Costs are accrued to appropriate funds, which necessitates the use of interfund accounts. Costs are reimbursed on a periodic basis. The interfund receivable/payable balance of \$1,153,782 was eliminated in the Statement of Net Assets.

The interfund receivable balances are as follows:

Public Housing:		
AMP 2	\$	424,750
AMP 3		<u>314,915</u>
Total public housing		\$ 739,665
State and local		
Migrant Housing (HCD) - all programs	\$	261,186
Other State program - SL 580		324,871
ADMH		(57,529)
Esparto (Joe Serna Grant)		(77,948)
Pacifico		<u>(57,073)</u>
Total state and local programs		<u>393,507</u>
Blended Component Unit - NHCDC		
Cottonwood RHCP		<u>20,610</u>
Total interfund balances		<u><u>\$ 1,153,782</u></u>

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

The interfund payables are as follows:

Central office cost center		\$ 613,513
Public Housing:		
AMP 1	<u>\$ 47,425</u>	
Total public housing		47,425
Capital Fund		76,536
Housing Choice Vouchers		30,585
Rental Rural Davis Housing (USDA)		10,993
Business Type Activities		
Crosswods		<u>374,730</u>
Total interfund balances		<u><u>\$ 1,153,782</u></u>

These interfund payables/receivables have been recorded as current assets and liabilities at the fund level and have been eliminated on YCH's Statement of Net Assets. A number of YCH's programs have significant liabilities, but few liquid assets. This may make repayment of these interfund liabilities on a timely basis problematic.

Yolo County Housing)

Notes to Financial Statements - Continued

June 30, 2012

Note 9 - Long-Term Debt

The following is a schedule of the changes in long-term debt as of June 30, 2012:

<u>Type of obligations</u>	<u>Interest rates</u>	<u>Maturity date</u>	<u>Balance, 6/30/2011</u>	<u>Additions</u>	<u>Payments</u>	<u>Balance, 6/30/2012</u>	<u>Short-term Portion</u>	<u>Long-term Portion</u>
Office Mortgage 1	2.35%	2030	\$ 1,367,206	\$ -	\$ (136,719)	\$ 1,230,487	\$ 61,590	\$ 1,168,897
Office Mortgage 3	3.50%	2014	110,000	-	(50,000)	60,000	50,000	10,000
Esparto CDBG	3.00%	2019	22,488	-	(2,612)	19,876	2,618	17,258
USDA Davis Note	1.00%	2018	607	-	-	607	607	-
NHCCDC:								
Cottonwood RHCP	0.00%	2017	368,800	-	-	368,800	-	368,800
Cottonwood	3.13%	2030	1,715,987	-	(29,517)	1,686,470	30,616	1,655,854
Crosswoods:								
First Northern Bank	4.00%	2013	-	2,292,000	(7,638)	2,284,362	2,284,362	-
California Affordable Housing Agency	4.00%	2017	-	75,000	-	75,000	-	75,000
California Affordable Housing Agency	4.00%	2017	-	220,000	-	220,000	-	220,000
California Affordable Housing Agency	4.00%	2017	-	16,000	-	16,000	-	16,000
Total			<u>\$ 3,585,088</u>	<u>\$ 2,603,000</u>	<u>\$ (226,486)</u>	<u>\$ 5,961,602</u>	<u>\$ 2,429,793</u>	<u>\$ 3,531,809</u>

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

Following is a schedule of debt payment requirements to maturity for the mortgages and loans noted above:

Year ending June 30	Office Mortgages		Government Loans		Crosswood Mortgages		NHCDC Mortgages		Total
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	
2013	\$ 97,168	\$ 70,729	\$ 2,618	\$ 566	\$ 2,284,362	\$ 91,374	\$ 19,962	\$ 95,127	\$ 2,661,906
2014	102,790	65,108	2,779	484	-	-	21,116	93,972	286,249
2015	108,736	59,162	2,397	400	-	-	22,338	92,750	285,783
2016	114,883	53,014	2,355	400	-	-	23,377	91,711	285,740
2017	121,673	46,225	2,355	400	311,000	49,760	23,377	91,711	646,501
2018-2022	722,386	117,104	7,979	704	-	-	508,778	435,465	1,792,416
2023-2027	22,851	241	-	-	-	-	185,441	390,002	598,535
2028-2032	-	-	-	-	-	-	1,250,881	300,117	1,550,998
Total	\$ 1,290,487	\$ 411,583	\$ 20,483	\$ 2,954	\$ 2,595,362	\$ 141,134	\$ 2,055,270	\$ 1,590,855	\$ 8,108,128

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

As of June 30, 2012, YCH has the following outstanding debt:

Office Mortgage 1 - \$2,240,000 borrowed at an initial rate of 2.35% per annum from the First Northern Bank. This note is collateralized by YCH's main office building at 147 Main Street, Woodland, California. The loan matures on December 15, 2030 and requires monthly payments of \$13,991.

Office Mortgage 3 - \$480,000 borrowed at a variable rate of 1.25% below the First Northern Bank Base Commercial Loan Rate, from the First Northern Bank. This note is collateralized by YCH's main office building at 147 Main Street in Woodland. The note requires monthly interest only payments. The interest rates for the year ranged from 3.5% to 4%. Loan principal payments of \$160,000 were due and paid on January 15, 2007 and 2008. The remaining \$160,000 owed has been restructured with annual payments of \$50,000 due January 2011, 2012, and 2013. The final \$10,000 is due January 2014. Interest only payments continue to be due monthly on the balance owed.

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

The USDA note accrues interest at a rate of 1% per annum and requires monthly payments of \$77.50.

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

On October 23, 2001, NHDC purchased property known as the Cottonwood Meadows Apartments (47 units). These apartments were originally built with funding from HCD under RHCP. To acquire this property, YCH was required to assume the RHCP regulatory agreement and a \$368,800 note with HCD. Among other things, the regulatory agreement restricts the occupancy of 14 of the apartments to tenants with certain specified income levels and requires the establishment and maintenance of replacement and operating reserves, including annual deposits into

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

each. The HCD note is deferred until 2017 at which time the principal balance of \$368,800 is due.

On December 22, 2005, NHCDC refinanced the property known as Cottonwood Meadows Apartments. NHCDC borrowed \$1,900,000 from First Northern Bank. This loan is amortized over 25 years, requires monthly payments of \$11,868 and earns interest at a rate of 3.13% per annum. On September 3, 2009, this loan was renegotiated to decrease the monthly payment to \$9,591. The interest rate and maturity date of December 31, 2030, remain the same. The terms of the loan, as they are now, requires a balloon payment of \$1,099,893 at maturity.

On May 17, 2012, NHCDC obtained a new loan on the property known as Cottonwood Meadows Apartments. NHCDC borrowed \$254,325 from YCH. This loan is amortized over 25 years, requires no monthly payments and earns interest at a rate of 0% per annum. The terms of the loan, as they are now, requires a balloon payment of \$254,325 at maturity. This note is payable to YCH and it has been eliminated in consolidation.

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

On April 11, 2012, YCH acquired and refinanced the property known as Crosswoods Apartments (Crosswoods). Crosswoods borrowed \$2,292,000 from First Northern Bank. This loan is amortized over 5 years, requires monthly payments of \$10,942 and earns interest at a rate of 4% per annum. On April 11, 2013, the loan requires a final principal and interest payment of \$2,263,877.

On April 1, 2012, YCH borrowed \$75,000 from California Affordable Housing Agency (CAHA) for the Crosswoods project. This loan is amortized over 5 years, requires no monthly payments and earns interest at a rate of 4% per annum. The terms of the loan, as they are now, requires a balloon payment of \$75,000 at maturity.

On April 1, 2012, YCH borrowed an additional \$220,000 from California Affordable Housing Agency (CAHA) for the Crosswoods project. This loan requires no monthly payments and earns interest at a rate of 4% per annum. The terms of the loan, as they are now, requires a balloon payment of \$220,000 at maturity on April 1, 2017.

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

On April 1, 2012, YCH borrowed an additional \$16,000 from California Affordable Housing Agency (CAHA) for the Crosswoods project. This loan requires no monthly payments and earns interest at a rate of 4% per annum. The terms of the loan, as they are now, requires a balloon payment of \$16,000 at maturity on April 1, 2017.

A detailed schedule of interest activity for the loans is as follows:

	Interest Expensed	Interest Paid	Current Payable
Office Mortgage 1	\$ 31,178	\$ 31,178	\$ 1,706
Office Mortgage 3	3,181	3,181	-
Esparto CDBG	650	650	-
NHCDC - Cottonwood Mortgage	54,178	54,178	2,387
Migrant - Davis Housing Center	59,779	59,779	-
Migrant - Madison Housing Center	88,136	88,136	-
Crosswoods	14,246	13,318	928
	\$ 251,348	\$ 250,420	\$ 5,021

Note 10 - Other Liabilities

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

Note 11 - Pilot Taxes

In connection with the Public Housing Program, YCH is obligated to make annual payments in lieu of property taxes (PILOT) to the County of Yolo based on the lesser of the assessable value of owned housing, times the current tax rate; or 10% of the dwelling rents collected, net of utilities expense. In an agreement dated April 2, 2009, the County of Yolo and YCH agreed to use only the 10% of shelter rent calculation for PILOT for fiscal years ending 2003, and 2005-2012. This agreement also forgave the payment of PILOT for the fiscal years ended 2003 and 2005 and set

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

up a repayment agreement for the PILOT owed for the fiscal years ended 2006-2008. During the year ended June 30, 2012, \$135,511 was incurred and \$122,546 remains payable as of June 30, 2012 and is included in other current liabilities in the statement of net assets.

Note 12 - Deferred Revenue

In August 2006, YCH executed a lease with a chiropractic practice (the tenant). Under the terms of the 10 year lease, YCH has agreed to rent approximately 2,800 square feet of YCH's office building located at 147 West Main Street in Woodland. The stated rent of the lease is \$2,520 per month. The tenant paid \$220,300 for the improvement of the building and YCH has agreed to credit the tenant in the form of free rent. YCH's acceptance of these tenant improvements resulted in a \$220,300 increase in book value of the building in the Public Housing Program and a \$220,300 credit to unearned revenue. As of June 30, 2012, \$46,520 of deferred revenue exists, including \$30,240 of deferred revenue classified as a current liability.

During the year ended June 30, 2011, YCH received a grant from the City of Davis for improvements of the Water Well system at the OMS Davis project. The grant has been recorded as deferred revenue and is being recognized into revenue as the related cost is incurred. As of June 30, 2012, unused grant funds of \$324,871 are included in deferred revenue and classified as current liability.

In addition to the short-term portion of the prepaid lease liability noted above and the deferred grant revenue, deferred revenue includes \$12,882 of prepaid rent for the migrant programs and Crosswoods Apartments as of June 30, 2012.

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

Note 13 - Net Assets

Investment in Capital Assets, Net of Related Debt

Investment in capital assets, net of related debt as of June 30, 2012 consists of the following:

Capital assets, net of depreciation	\$ 20,585,430
Long-term debt	(3,531,809)
Current portion of long-term debt	(2,429,793)
Accrued interest on long-term debt	<u>(5,021)</u>
Net	<u><u>\$ 14,618,807</u></u>

Restricted Net Assets

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

Excess HAP funding - Housing Choice Voucher	\$ 1,399,966
Madison Migrant Center replacement reserve	450,650
Davis Migrant Center replacement reserve	635,657
Cottonwood RHCP replacement reserve	186,721
USDA Davis replacement reserve	<u>55,306</u>
Total	<u><u>\$ 2,728,300</u></u>

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

The excess HAP restricted reserves represent funds received from HUD in excess of the amounts expended by YCH for HAP. Based on HUD directive, these funds may only be used for future HAP payments and any excess received must be restricted in its use. In May 2009, HUD advised all housing authorities that a portion of the excess HAP reserve may be recaptured through reduced funding. YCH had no excess HAP funding recaptured during 2012. The current excess HAP funding activity as of June 30, 2012 is as follows:

Balance, June 30, 2011		<u>\$ 869,563</u>
HUD funding for HAP	\$ 11,240,430	
HAP expense	<u>(10,716,468)</u>	
Excess HAP funding		523,962
Interest and fraud recovery revenue		<u>6,441</u>
Balance, June 30, 2012		<u><u>\$1,399,966</u></u>

Net Assets

A detailed schedule of all YCH's programs' net assets as of June 30, 2012 is as follows:

	Capital assets, net of debt	Restricted net assets	Unrestricted net assets	Total net assets
Public Housing	\$ 11,543,170	\$ -	\$ 1,568,568	\$ 13,111,738
Housing Choice Vouchers	24,771	1,399,966	535,021	1,959,758
Capital Fund	76,536	-	(76,536)	-
USDA - Davis Solar	150,812	55,306	52,050	258,168
Central Office Cost Center	2,302,466	-	(695,362)	1,607,104
Migrant - Madison Housing Center	-	450,650	(3,119)	447,531
Migrant - Davis Housing Center	-	635,657	(302,868)	332,789
Migrant - Dixon Housing Center	-	-	252,327	252,327
Crosswoods	368,999	-	(366,560)	2,439
Esparto Development	300,043	-	(409,217)	(109,174)
ADMH	658,110	-	(35,045)	623,065
NHCDC - RHCP - Cottonwood	(806,100)	186,721	(168,937)	(788,316)
Pacifico	-	-	10,026	10,026
	<u>\$ 14,618,807</u>	<u>\$ 2,728,300</u>	<u>\$ 360,348</u>	<u>\$ 17,707,455</u>

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

Note 14 - Defined Benefit Pension Plan

Plan Description

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

Funding Policy

Participants are required to contribute 7.0% of their annual covered salary. YCH makes 50% of the contribution required of the employees on their behalf and for their account. YCH is required to contribute the actuarially determined remaining amounts necessary to fund the benefits for its members. The actuarial methods and assumptions used are those adopted by the CalPERS Board of Administration. The required employer contribution rate for the year ended June 30, 2012 was 7.9% of annual covered payroll. The current contribution rate is 9.81%. The contribution requirements of plan members and YCH are established and may be amended by CalPERS.

Annual Pension Cost

For the year ended June 30, 2012, YCH's annual pension cost of \$306,018 was equal to YCH's required contributions. During the year ended June 30, 2012, YCH made payments to CalPERS totaling \$83,739. The required contribution for the year ended June 30, 2012, was determined as part of the July 1, 2011, actuarial valuation using the entry age normal actuarial cost method with the contributions determined as a percent of pay. The actuarial assumptions included (a) 7.50% investment rate of return (net of administrative expenses), (b) projected annual salary increases that vary by duration of service, and (c) 3.25% per year cost-of-living adjustments. Both (a) and (b) include an inflation component of 3.25%. The actuarial value of CalPERS assets was determined using techniques that smooth the effects of short-term volatility in the market value of investments over a fifteen year period (smoothed market value). CalPERS unfunded actuarial accrued liability (or excess assets) is being amortized as a level percentage of projected payroll on a closed basis.

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

Required Supplemental Information

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

Valuation date	Entry age normal accrued liability (AL)	Actuarial value of assets	Unfunded liability/ (excess) assets	Funded status (AVA/AL)	Annual covered payroll	URAL as a % of payroll
6/30/09	\$ 3,104,798	\$ 2,758,511	\$ 346,287	88.8%	\$ 742,981	46.6%
6/30/10	3,309,065	2,946,408	362,657	89.0%	748,401	48.5%
6/30/11	2,425,441	-	2,425,441	0.0%	1,764,114	137.5%

YCH's Side Fund with CalPERS

YCH is a participant in the CalPERS 2% at 55 Risk Pool. At the time YCH joined the Risk Pool, a Side Fund was created to account for the difference between the funded status of the Risk Pool and the funded status of YCH's plan. As of June 30, 2012 and 2011, YCH's Side Fund had a negative balance of \$354,093 and \$341,981, respectively, which will cause YCH's required employer's contribution rate to be increased by the amortization of the Side Fund. CalPERS intends to amortize the negative balance in the Side Fund over the next 27 years.

Note 15 - Other Post-Employment Benefit Program (OPEB)

Plan Description

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

Eligibility

As of June 30, 2012, ten employees and one commissioner were eligible to receive these benefits. YCH had another 33 employees who are eligible for the program, but

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

are not receiving benefits due to the fact that they are not retired from YCH as of June 30, 2012.

Requirements of GASB 45

GASB has mandated disclosure of other post employment benefit (OPEB) liabilities for all government employers beginning, for YCH, with the fiscal year beginning July 1, 2009. YCH adopted GASB 45 one year early. During the prior fiscal years, YCH had administered this program on a pay-as-you-go basis. Actual program costs were expensed in the period incurred. To comply with GASB 45, YCH received an actuarial report for the program which estimated the present value of the projected benefits of the OPEB program. The valuation date of YCH's most recent actuarial report was July 1, 2011. The actuarial report was performed by Bickmore Risk Services & Consulting.

Funding Policy

The goal of GASB 45 is to match recognition of retiree medical expense with the periods during which the benefit is earned. The entry age normal cost method effectively meets this goal in most circumstances. YCH has adopted an entry age normal cost, pay-as-you-go, approach to the funding of its other post employment benefit (OPEB) liability. YCH makes 100% of the retired employees/commissioner medical premium payments to the healthcare benefit provider. YCH is reimbursed 60% of the premiums for the retired commissioner. During the current fiscal year, YCH made payments totaling \$85,636. During the year ended June 30, 2012, YCH funded \$527,724 of the OPEB liability. The difference between the actuarially determined OPEB annual required contribution and the actual amounts paid to the healthcare benefit provider on behalf of retirees for the current fiscal year has been allocated to all programs, based on the current retirees' allocation, and reported as a long-term liability of \$587,846.

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

Annual OPEB cost, net of OPEB Obligation and funding status as of June 30, 2012 is as follows:

Actuarial present value of projected benefits:	
Actives	\$ 2,485,221
Retirees	<u>1,069,002</u>
Total	<u>\$ 3,554,223</u>
Actuarial accrued liability (AAL):	
Actives	\$ 1,356,439
Retirees	<u>1,069,002</u>
AAL (all unfunded)	<u>\$ 2,425,441</u>
Annual required contribution (ARC):	
Normal costs	\$ 140,144
Amortization of unfunded AAL	144,524
Interest as of June 30, 2012	<u>21,350</u>
Total ARC (annual OPEB costs)	306,018
Adjustments due to change in funding policy	(79,810)
Contributions made	<u>(527,724)</u>
Decrease in OPEB obligation	(301,516)
Net OPEB obligation, beginning of year	<u>889,362</u>
Net OPEB obligation, end of year	<u>\$ 587,846</u>
Covered payroll	<u>\$ 1,764,114</u>

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

The valuation date of YCH's most recent actuarial report was July 1, 2011. The funding method used was the entry age normal cost, level percent of pay. The plan has not been funded; but if it had, the market value of assets method would have been used to value the assets. The actuarial assumptions included a 7.5% discount rate for unfunded plans, salary increases assumed at 3.25% per year, and assumed increases for amortization of payments of 3.25% per year.

Note 16 - Deferred Compensation Plan

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

As of June 30, 2012, a total of \$275,494 is being held by the ICMA Retirement Corporation on behalf of YCH's employees. These funds are not recorded as assets of YCH since they are held in trust for the exclusive benefit of participants and their beneficiaries and are not subject to claims of YCH's general creditors.

Note 17 - Risk Management

Worker's Compensation

YCH is a member of the California Housing Worker's Compensation Authority (CHWCA), which provides worker's compensation insurance. CHWCA provides employer liability coverage to its members, in the amount of \$500,000 each accident. CHWCA has purchased excess insurance coverage from \$1,000,000 to statutory, for all of its members.

CHWCA is a joint powers authority consisting of 31 public housing authorities, housing commissions, and redevelopment agencies organized under a joint powers agreement to fund a self-insurance program for worker's compensation. Each

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

member has equal representation on the Board of Directors. The Board elects a seven-member Executive Committee for a two-year term which has the responsibility for overseeing all operations of CHWCA. The Board of Directors has total responsibility for all actions of CHWCA.

Annual premiums and assessments are approved by the Board of Directors and are adjusted each year based on the following criteria:

- Each member's incurred losses;
- Each member's share of such losses and other expenses as a proportion of all members' such losses;
- Each member's contribution to reserves, including reserves for incurred but not reported losses; and
- Each member's share of costs to purchase excess insurance and any additional coverage.

If CHWCA is dissolved, the remaining assets, after all premiums and assessments have been paid and final disposition of all claims has been determined, will be distributed to members proportionate to each member's cash contributions made during the life of CHWCA. Until dissolution, however, no member has identifiable equity.

Property and Liability Insurance

YCH procured insurance beginning June 1, 2009 through the Housing Authority Insurance Group with the Housing Authority Risk Retention Group and Travelers. The limits for property and liability insurance are \$5 million for both YCH and the Dixon Housing Authority, with deductibles of \$25,000 per occurrence. The limits for automobile insurance are \$5 million for owned autos, \$1 million for non-owned hired autos, and \$1 million for uninsured motorist. The limit for employee benefit administration liability is \$1 million, with a deductible of \$1,000.

Note 18 - Economic Dependency

YCH receives the majority of its funding from HUD. HUD is subject to the federal budget allocation process each year. For the fiscal year ended June 30, 2012, YCH's budget included \$13,864,843 of estimated HUD funding. A reduction in funding from HUD could significantly change the services provided by YCH.

Yolo County Housing

Notes to Financial Statements - Continued

June 30, 2012

Note 19 - Commitments and Contingencies

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

Note 20 - Other Matters

YCH is a co-general partner in one tax credit property known as Eleanor Roosevelt Circle. The YCH's ownership is .003% in the partnership and the other general partners are responsible for the partnership and its management. The majority of the project is owned by the limited partner, National Equity Fund, a tax credit syndicator.

NHCDC is a managing general partner in two tax credit partnerships known as Cesar Chavez Plaza and Rochdale Grange. NHCDC's ownership is .003% in each partnership and the other general partners are responsible for the partnership and its management. The majority of the project is owned by the limited partner tax credit investor.

Note 21 - Related Party Transactions

YCH received legal services from the County of Yolo, Office of the County Counsel services at a rate of \$12,500 per quarter.

Note 22 - Subsequent Events

Management evaluated all activity of YCH through January 30, 2013 and concluded that no subsequent event has occurred that would require recognition in the financial statements or disclosure in the notes to financial statements.

Supplementary Information

Yolo County Housing

Combining Statement of Net Assets - Enterprise Funds

June 30, 2012

	<u>Business activities</u>	<u>Federal funds</u>	<u>State funds</u>	<u>Eliminations</u>	<u>Agency wide</u>
<u>Assets</u>					
Cash and cash equivalents	\$ 273,318	\$ 1,967,374	\$ 921,290	\$ -	\$ 3,161,982
Restricted cash and cash equivalents	76,878	1,293,334	1,473,391	-	2,843,603
Accounts receivable - tenant, net	378	6,570	2,809	-	9,757
Accounts receivable - other	32,750	3,487	22,484	-	58,721
Accounts receivable - funding source	21,884	3,314	341,717	-	366,915
Interprogram due from	-	739,665	414,117	(1,153,782)	-
Inventories, net	-	175,050	-	-	175,050
Prepaid items and other assets	56,726	12,816	23,705	-	93,247
	<u>461,934</u>	<u>4,201,610</u>	<u>3,199,513</u>	<u>(1,153,782)</u>	<u>6,709,275</u>
Noncurrent assets					
Notes receivable	254,325	-	-	(254,325)	-
Capital assets not being depreciated	284,231	3,338,564	600,221	-	4,223,016
Capital assets, net of accumulated depreciation	6,275,717	8,305,913	1,780,784	-	16,362,414
Loan cost, net of accumulated amortization	32,366	-	22,784	-	55,150
	<u>6,846,639</u>	<u>11,644,477</u>	<u>2,403,789</u>	<u>(254,325)</u>	<u>20,640,580</u>
Total noncurrent assets					
	<u>\$ 7,308,573</u>	<u>\$ 15,846,087</u>	<u>\$ 5,603,302</u>	<u>\$ (1,408,107)</u>	<u>\$ 27,349,855</u>

Yolo County Housing

Combining Statement of Net Assets - Enterprise Funds - Continued

June 30, 2012

	<u>Business activities</u>	<u>Federal funds</u>	<u>State funds</u>	<u>Eliminations</u>	<u>Agency wide</u>
<u>Liabilities</u>					
Current liabilities					
Accounts payable - vendors	\$ 538,570	\$ 10,459	\$ 9,748	\$ -	\$ 558,777
Accounts payable - funding source	-	-	1,236,401	-	1,236,401
Accrued compensated absences - current portion	17,963	15,444	4,976	-	38,383
Accrued interest payable	2,634	-	2,387	-	5,021
Interprogram due to	988,243	154,546	10,993	(1,153,782)	-
Notes payable - current portion	2,395,952	-	33,841	-	2,429,793
Deposits payable	14,584	154,552	49,003	-	218,139
Deferred revenue - current portion	31,622	-	336,371	-	367,993
Other current liabilities	28,540	122,546	39,690	-	190,776
Total current liabilities	<u>4,018,108</u>	<u>457,547</u>	<u>1,723,410</u>	<u>(1,153,782)</u>	<u>5,045,283</u>
Non-current liabilities					
Accrued compensated absences - net of current portion	53,889	46,334	14,927	-	115,150
Notes payable - net of current portion	1,489,897	-	2,296,237	(254,325)	3,531,809
Family self sufficiency escrows	-	14,763	-	-	14,763
Deferred revenue - net of current portion	16,280	-	-	-	16,280
Other post-employment benefits	120,856	255,947	211,043	-	587,846
Other liabilities	-	-	331,269	-	331,269
Total liabilities	<u>5,699,030</u>	<u>774,591</u>	<u>4,576,886</u>	<u>(1,408,107)</u>	<u>9,642,400</u>
<u>Net Assets</u>					
Invested in capital assets, net of related debt	2,671,465	11,644,477	302,865	-	14,618,807
Restricted	-	1,399,966	1,328,334	-	2,728,300
Unrestricted	(1,061,922)	2,027,053	(604,783)	-	360,348
Total net assets	<u>\$ 1,609,543</u>	<u>\$ 15,071,496</u>	<u>\$ 1,026,416</u>	<u>\$ -</u>	<u>\$ 17,707,455</u>

Yolo County Housing

Combining Statement of Revenues, Expenses and Changes in Net Assets - Enterprise Funds

Year Ended June 30, 2012

	<u>Business activities</u>	<u>Federal funds</u>	<u>State funds</u>	<u>Eliminations</u>	<u>Agency wide</u>
Operating revenues					
Rental income	\$ 114,318	\$ 1,744,433	\$ 305,474	\$ -	\$ 2,164,225
Fee revenue	1,361,684	-	-	(1,361,684)	-
Other revenue	<u>175,743</u>	<u>174,698</u>	<u>145,497</u>	<u>(177,314)</u>	<u>318,624</u>
Total operating revenues	<u>1,651,745</u>	<u>1,919,131</u>	<u>450,971</u>	<u>(1,538,998)</u>	<u>2,482,849</u>
Administrative expenses	1,230,544	2,181,574	539,482	(1,538,998)	2,412,602
Tenant services	-	107,484	1,149	-	108,633
Maintenance	257,918	1,157,628	1,348,992	-	2,764,538
Utilities	42,380	480,174	367,443	-	889,997
General expenses	185,318	349,263	171,883	-	706,464
Housing assistance payments	-	10,716,468	-	-	10,716,468
Depreciation	208,475	684,344	64,184	-	957,003
Amortization	<u>899</u>	<u>-</u>	<u>1,232</u>	<u>-</u>	<u>2,131</u>
Total operating expenses	<u>1,925,534</u>	<u>15,676,935</u>	<u>2,494,365</u>	<u>(1,538,998)</u>	<u>18,557,836</u>
Net operating loss	<u>(273,789)</u>	<u>(13,757,804)</u>	<u>(2,043,394)</u>	<u>-</u>	<u>(16,074,987)</u>

Yolo County Housing

Combining Statement of Revenues, Expenses and Changes in Net Assets - Enterprise Funds - Continued

Year Ended June 30, 2012

	<u>Business activities</u>	<u>Federal funds</u>	<u>State funds</u>	<u>Eliminations</u>	<u>Agency wide</u>
Nonoperating revenues (expenses)					
Grant revenue	-	13,933,217	2,311,909	-	16,245,126
Interest income	1,582	11,431	2,790	-	15,803
Interest expense	<u>(48,605)</u>	<u>-</u>	<u>(202,743)</u>	<u>-</u>	<u>(251,348)</u>
Total nonoperating revenues	<u>(47,023)</u>	<u>13,944,648</u>	<u>2,111,956</u>	<u>-</u>	<u>16,009,581</u>
Net income before capital grants and transfers	(320,812)	186,844	68,562	-	(65,406)
Capital grants	<u>-</u>	<u>452,893</u>	<u>-</u>	<u>-</u>	<u>452,893</u>
Change in net assets before transfers	<u>(320,812)</u>	<u>639,737</u>	<u>68,562</u>	<u>-</u>	<u>387,487</u>
Operating transfers in	348,809	678,687	-	-	1,027,496
Operating transfers out	<u>-</u>	<u>(1,027,496)</u>	<u>-</u>	<u>-</u>	<u>(1,027,496)</u>
Change in net assets	27,997	290,928	68,562	-	387,487
Net assets - beginning of year	<u>1,581,546</u>	<u>14,780,568</u>	<u>957,854</u>	<u>-</u>	<u>17,319,968</u>
Net assets - end of year	<u>\$ 1,609,543</u>	<u>\$ 15,071,496</u>	<u>\$ 1,026,416</u>	<u>\$ -</u>	<u>\$ 17,707,455</u>

Yolo County Housing

Combining Statement of Cash Flows - Enterprise Funds

Year Ended June 30, 2012

	<u>Business activities</u>	<u>Federal funds</u>	<u>State funds</u>	<u>Eliminations</u>	<u>Agency wide</u>
Cash flows from operating activities					
Cash received from tenants	\$ 81,465	\$ 1,754,927	\$ 308,560	\$ -	\$ 2,144,952
Other operating cash received	159,491	174,698	145,497	-	479,686
Cash payments for administration expenditures	(1,359,099)	(4,344,482)	(2,653,656)	1,361,684	(6,995,553)
Cash payments for housing assistance expenditures	-	(10,716,468)	-	-	(10,716,468)
Fees received from other funds	<u>1,361,684</u>	<u>-</u>	<u>-</u>	<u>(1,361,684)</u>	<u>-</u>
Net cash used for operating activities	<u>243,541</u>	<u>(13,131,325)</u>	<u>(2,199,599)</u>	<u>-</u>	<u>(15,087,383)</u>
Cash flows from capital and related financing activities					
Principal paid on notes payable	(194,357)	-	(32,129)	-	(226,486)
Proceeds from notes payable	2,603,000	-	-	-	2,603,000
Financing fees paid	(15,739)	-	-	-	(15,739)
Cash received from capital grants	348,809	715,789	-	-	1,064,598
Acquisition and construction of capital assets	(2,983,844)	(522,259)	-	-	(3,506,103)
Interest paid	<u>(47,677)</u>	<u>-</u>	<u>(202,743)</u>	<u>-</u>	<u>(250,420)</u>
Net cash provided by (used for) capital and related financing activities	<u>(289,808)</u>	<u>193,530</u>	<u>(234,872)</u>	<u>-</u>	<u>(331,150)</u>

Yolo County Housing

Combining Statement of Cash Flows - Enterprise Funds - Continued

Year Ended June 30, 2012

	<u>Business activities</u>	<u>Federal funds</u>	<u>State funds</u>	<u>Eliminations</u>	<u>Agency wide</u>
Cash flows from noncapital financing activities					
Cash received from operating subsidy	-	909,973	-	-	909,973
Cash received from Housing Choice Voucher program	-	12,175,913	-	-	12,175,913
Cash received from other grants	-	65,826	2,390,208	-	2,456,034
Net cash provided by noncapital financing activities	-	13,151,712	2,390,208	-	15,541,920
Cash flows from investing activities					
Interest income	1,582	11,431	2,790	-	15,803
Net cash provided by investing activities	1,582	11,431	2,790	-	15,803
Net increase (decrease) in cash and cash equivalents	(44,685)	225,348	(41,473)	-	139,190
Cash and cash equivalents					
Beginning of year	394,881	3,035,360	2,436,154	-	5,866,395
End of year	\$ 350,196	\$ 3,260,708	\$ 2,394,681	\$ -	\$ 6,005,585
Noncash investing and noncapital financing activities					
Advances converted to note payable	\$ (254,325)	\$ -	\$ 254,325	\$ -	\$ -

Yolo County Housing

Combining Statement of Cash Flows - Enterprise Funds - Continued

Year Ended June 30, 2012

	<u>Business activities</u>	<u>Federal funds</u>	<u>State funds</u>	<u>Eliminations</u>	<u>Agency wide</u>
Reconciliation of operating loss to net cash used in operating activities					
Operating loss	\$ (273,789)	\$ (13,757,804)	\$ (2,043,394)	\$ -	\$ (16,074,987)
Adjustments to reconcile operating loss to net cash provided by (used for) operating activities:					
Depreciation and amortization	209,374	684,344	65,416	-	959,134
Changes in operating assets and liabilities:					
Decrease (increase) in assets:					
Tenant accounts receivable	(378)	3,199	3,086	-	5,907
Other receivables	(17,634)	7,295	22,267	-	11,928
Inventories	-	5,436	-	-	5,436
Prepaid items and other assets	17,202	(824)	1,152	-	17,530
Increase (decrease) in liabilities:					
Accounts payable	235,693	10,459	(9,061)	-	237,091
Accounts payable - funding sources	-	-	-	-	-
Other post-employment benefits	(112,585)	(169,122)	(19,398)	-	(301,105)
Accrued compensated absences	3,839	(835)	(8,562)	-	(5,558)
Deposits payable	12,064	17,771	1,309	-	31,144
Deferred revenue	(31,093)	-	-	-	(31,093)
Due to/from other funds	174,502	77,602	(252,104)	-	-
Other liabilities	26,346	(8,846)	39,690	-	57,190
Net cash used for operating activities	<u>\$ 243,541</u>	<u>\$ (13,131,325)</u>	<u>\$ (2,199,599)</u>	<u>\$ -</u>	<u>\$ (15,087,383)</u>

Financial Data Schedule

Housing Authority of the County of Yolo (CA044)
Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133 Fiscal Year End: 06/30/2012

	Project Total	14.871 Housing Choice Vouchers	2 State/Local	1 Business Activities	6 Component Units	10.427 Rural Rental Assistance Payments	14.885 Formula Capital Fund Stimulus Grant	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$1,041,736	\$925,638	\$831,233	\$38,421	\$28,274	\$61,784		\$234,896	\$3,161,982		\$3,161,982
112 Cash - Restricted - Modernization and Development			\$1,178,498			\$55,306			\$1,233,804		\$1,233,804
113 Cash - Other Restricted		\$1,112,437			\$186,721			\$76,878	\$1,376,036		\$1,376,036
114 Cash - Tenant Security Deposits	\$180,896		\$28,809		\$22,113	\$1,945			\$233,763		\$233,763
115 Cash - Restricted for Payment of Current Liabilities											
100 Total Cash	\$1,222,632	\$2,038,075	\$2,038,540	\$38,421	\$237,108	\$119,035	\$0	\$311,774	\$6,005,585	\$0	\$6,005,585
121 Accounts Receivable - PHA Projects											
122 Accounts Receivable - HUD Other Projects											
124 Accounts Receivable - Other Government		\$3,315	\$341,716					\$21,884	\$366,915		\$366,915
125 Accounts Receivable - Miscellaneous	\$3,487		\$22,484	\$689				\$32,061	\$58,721		\$58,721
126 Accounts Receivable - Tenants	\$11,571		\$530	\$378	\$1,487	\$791			\$14,757		\$14,757
126.1 Allowance for Doubtful Accounts - Tenants	-\$5,000		\$0	\$0	\$0	\$0			-\$5,000		-\$5,000
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0				\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current											
128 Fraud Recovery											
128.1 Allowance for Doubtful Accounts - Fraud											
129 Accrued Interest Receivable											
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$10,058	\$3,315	\$364,730	\$1,067	\$1,487	\$791	\$0	\$53,945	\$435,393	\$0	\$435,393
131 Investments - Unrestricted											
132 Investments - Restricted											
135 Investments - Restricted for Payment of Current Liability											
142 Prepaid Expenses and Other Assets	\$12,817		\$14,306		\$9,399			\$56,725	\$93,247		\$93,247
143 Inventories	\$181,999								\$181,999		\$181,999
143.1 Allowance for Obsolete Inventories	-\$6,949								-\$6,949		-\$6,949
144 Inter Program Due From	\$739,665		\$393,507		\$20,610				\$1,153,782	-\$1,153,782	\$0
145 Assets Held for Sale											
150 Total Current Assets	\$2,160,222	\$2,041,390	\$2,811,083	\$39,488	\$268,604	\$119,826	\$0	\$422,444	\$7,863,057	-\$1,153,782	\$6,709,275
161 Land	\$3,185,656		\$177,220		\$239,463	\$40,839		\$278,120	\$3,921,298		\$3,921,298
162 Buildings	\$25,613,742		\$703,500	\$2,977,730	\$1,372,522	\$369,175		\$5,211,997	\$36,248,666		\$36,248,666
163 Furniture, Equipment & Machinery - Dwellings					\$77,110				\$77,110		\$77,110
164 Furniture, Equipment & Machinery - Administration	\$304,037	\$52,510						\$323,197	\$679,744		\$679,744
165 Leasehold Improvements											
166 Accumulated Depreciation	-\$17,636,638	-\$27,739	-\$45,390	-\$12,441	-\$437,538	-\$258,594		-\$2,224,766	-\$20,643,106		-\$20,643,106
167 Construction in Progress	\$76,372		\$142,699				\$0	\$82,647	\$301,718		\$301,718
168 Infrastructure											
160 Total Capital Assets, Net of Accumulated Depreciation	\$11,543,169	\$24,771	\$978,029	\$2,965,289	\$1,251,557	\$151,420	\$0	\$3,671,195	\$20,585,430	\$0	\$20,585,430
171 Notes, Loans and Mortgages Receivable - Non-Current								\$254,325	\$254,325	-\$254,325	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due											
173 Grants Receivable - Non Current											
174 Other Assets				\$15,739	\$22,784			\$16,627	\$55,150		\$55,150
176 Investments in Joint Ventures											
180 Total Non-Current Assets	\$11,543,169	\$24,771	\$978,029	\$2,981,028	\$1,274,341	\$151,420	\$0	\$3,942,147	\$20,894,905	-\$254,325	\$20,640,580
190 Total Assets	\$13,703,391	\$2,066,161	\$3,789,112	\$3,020,516	\$1,542,945	\$271,246	\$0	\$4,364,591	\$28,757,962	-\$1,408,107	\$27,349,855

Housing Authority of the County of Yolo (CA044)

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133 Fiscal Year End: 06/30/2012

	Project Total	14.871 Housing Choice Vouchers	2 State/Local	1 Business Activities	6 Component Units	10.427 Rural Rental Assistance Payments	14.885 Formula Capital Fund Stimulus Grant	COCC	Subtotal	ELIM	Total
311 Bank Overdraft											
312 Accounts Payable <= 90 Days	\$10,365		\$9,748	\$33,611				\$379,601	\$433,325		\$433,325
313 Accounts Payable >90 Days Past Due											
321 Accrued Wage/Payroll Taxes Payable								\$121,577	\$121,577		\$121,577
322 Accrued Compensated Absences - Current Portion	\$7,265	\$8,179	\$4,854		\$118	\$4		\$17,963	\$38,383		\$38,383
324 Accrued Contingency Liability											
325 Accrued Interest Payable				\$928	\$2,387			\$1,706	\$5,021		\$5,021
331 Accounts Payable - HUD PHA Programs											
332 Account Payable - PHA Projects											
333 Accounts Payable - Other Government	\$122,546		\$1,174,266						\$1,296,812		\$1,296,812
341 Tenant Security Deposits	\$154,552		\$28,734	\$12,064	\$18,806	\$1,463		\$2,520	\$218,139		\$218,139
342 Deferred Revenues			\$336,371	\$1,382				\$30,240	\$367,993		\$367,993
343 Current Portion of Long-term Debt - Capital Projects/Mortgage			\$2,618		\$30,616	\$607		\$111,590	\$145,431		\$145,431
344 Current Portion of Long-term Debt - Operating Borrowings											
345 Other Current Liabilities			\$101,821					\$4,054	\$105,875		\$105,875
346 Accrued Liabilities - Other	\$100							\$28,265	\$28,365		\$28,365
347 Inter Program - Due To	\$47,424	\$30,585		\$374,730		\$10,993	\$0	\$690,050	\$1,153,782	-\$1,153,782	\$0
348 Loan Liability - Current				\$2,284,362					\$2,284,362		\$2,284,362
310 Total Current Liabilities	\$342,252	\$38,764	\$1,658,412	\$2,707,077	\$51,927	\$13,067	\$0	\$1,387,566	\$6,199,065	-\$1,153,782	\$5,045,283
351 Long-term Debt, Net of Current - Capital Projects/Mortgage			\$17,258	\$311,000	\$1,655,854			\$1,178,897	\$3,163,009		\$3,163,009
352 Long-term Debt, Net of Current - Operating Borrowings					\$368,800				\$368,800		\$368,800
353 Non-current Liabilities - Other		\$14,762	\$331,269					\$16,280	\$362,311		\$362,311
354 Accrued Compensated Absences - Non Current	\$21,796	\$24,539	\$14,562		\$355	\$11		\$53,889	\$115,152		\$115,152
355 Loan Liability - Non Current					\$254,325				\$254,325	-\$254,325	\$0
356 FASB 5 Liabilities											
357 Accrued Pension and OPEB Liabilities	\$227,609	\$28,338	\$211,043					\$120,855	\$587,845		\$587,845
350 Total Non-Current Liabilities	\$249,405	\$67,639	\$574,132	\$311,000	\$2,279,334	\$11	\$0	\$1,369,921	\$4,851,442	-\$254,325	\$4,597,117
300 Total Liabilities	\$591,657	\$106,403	\$2,232,544	\$3,018,077	\$2,331,261	\$13,078	\$0	\$2,757,487	\$11,050,507	-\$1,408,107	\$9,642,400
508.1 Invested In Capital Assets, Net of Related Debt	\$11,619,705	\$24,771	\$958,153	\$368,999	-\$806,100	\$150,812		\$2,302,466	\$14,618,806		\$14,618,806
511.1 Restricted Net Assets	\$0	\$1,399,966	\$1,086,307		\$186,721	\$55,306			\$2,728,300		\$2,728,300
512.1 Unrestricted Net Assets	\$1,492,029	\$535,021	-\$487,892	-\$366,560	-\$168,937	\$52,050	\$0	-\$695,362	\$360,349		\$360,349
513 Total Equity/Net Assets	\$13,111,734	\$1,959,758	\$1,556,568	\$2,439	-\$788,316	\$258,168	\$0	\$1,607,104	\$17,707,455	\$0	\$17,707,455
600 Total Liabilities and Equity/Net Assets	\$13,703,391	\$2,066,161	\$3,789,112	\$3,020,516	\$1,542,945	\$271,246	\$0	\$4,364,591	\$28,757,962	-\$1,408,107	\$27,349,855

Housing Authority of the County of Yolo (CA044)

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 06/30/2012

	Project Total	14.871 Housing Choice Vouchers	2 State/Local	1 Business Activities	6 Component Units	10.427 Rural Rental Assistance Payments	14.885 Formula Capital Fund Stimulus Grant	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$1,721,493		\$200	\$81,843	\$267,920	\$36,705		\$32,475	\$2,140,636		\$2,140,636
70400 Tenant Revenue - Other	\$22,940			\$0	\$629	\$20			\$23,589	\$0	\$23,589
70500 Total Tenant Revenue	\$1,744,433	\$0	\$200	\$81,843	\$268,549	\$36,725	\$0	\$32,475	\$2,164,225	\$0	\$2,164,225
70600 HUD PHA Operating Grants	\$1,115,710	\$12,381,997					\$20,875	\$348,808	\$13,867,390		\$13,867,390
70610 Capital Grants	\$452,893								\$452,893		\$452,893
70710 Management Fee								\$756,228	\$756,228	-\$756,228	\$0
70720 Asset Management Fee								\$51,300	\$51,300	-\$51,300	\$0
70730 Book Keeping Fee								\$167,970	\$167,970	-\$167,970	\$0
70740 Front Line Service Fee											
70750 Other Fees								\$386,185	\$386,185	-\$386,185	\$0
70700 Total Fee Revenue								\$1,361,683	\$1,361,683	-\$1,361,683	\$0
70800 Other Government Grants	\$65,827		\$2,311,909						\$2,377,736		\$2,377,736
71100 Investment Income - Unrestricted	\$4,437	\$6,994	\$139		\$888	\$358		\$1,582	\$14,398		\$14,398
71200 Mortgage Interest Income											
71300 Proceeds from Disposition of Assets Held for Sale											
71310 Cost of Sale of Assets											
71400 Fraud Recovery		\$6,646							\$6,646		\$6,646
71500 Other Revenue	\$60,870	\$107,182	\$142,129	\$513	\$3,368			\$175,230	\$489,292	-\$177,314	\$311,978
71600 Gain or Loss on Sale of Capital Assets											
72000 Investment Income - Restricted		\$0	\$1,405						\$1,405		\$1,405
70000 Total Revenue	\$3,444,170	\$12,502,819	\$2,455,782	\$82,356	\$272,805	\$37,083	\$20,875	\$1,919,778	\$20,735,668	-\$1,538,997	\$19,196,671
91100 Administrative Salaries	\$212,842	\$264,629	\$54,211	\$5,974	\$18,036	\$1,852		\$619,252	\$1,176,796		\$1,176,796
91200 Auditing Fees	\$24,300	\$18,300	\$4,000		\$5,000			\$8,500	\$60,100		\$60,100
91300 Management Fee	\$289,157	\$230,602	\$147,368	\$5,040	\$19,500	\$1,290	\$409		\$693,366	-\$686,627	\$6,739
91310 Book-keeping Fee	\$40,977	\$129,548		\$67					\$170,592	-\$167,970	\$2,622
91400 Advertising and Marketing			\$261						\$261		\$261
91500 Employee Benefit contributions - Administrative	\$194,396	\$211,403	\$117,081	\$2,804	\$7,744	\$933		\$367,013	\$901,374		\$901,374
91600 Office Expenses	\$180,314	\$146,262	\$55,940	\$8,136	\$13,555	\$942		\$118,878	\$524,027	-\$135,715	\$388,312
91700 Legal Expense	\$12,153		\$3,362		\$995	\$525		\$46,730	\$63,765		\$63,765
91800 Travel											
91810 Allocated Overhead											
91900 Other			\$39,599						\$39,599		\$39,599
91000 Total Operating - Administrative	\$954,139	\$1,000,744	\$421,822	\$22,021	\$64,830	\$5,542	\$409	\$1,160,373	\$3,629,880	-\$990,312	\$2,639,568
92000 Asset Management Fee	\$51,300		\$40,250						\$91,550	-\$91,550	\$0
92100 Tenant Services - Salaries	\$59,371	\$12,605							\$71,976		\$71,976
92200 Relocation Costs											
92300 Employee Benefit Contributions - Tenant Services	\$15,804	\$8,305							\$24,109		\$24,109
92400 Tenant Services - Other	\$7,645	\$3,755	\$149		\$1,000				\$12,549		\$12,549
92500 Total Tenant Services	\$82,820	\$24,665	\$149	\$0	\$1,000	\$0	\$0	\$0	\$108,634	\$0	\$108,634
93100 Water	\$151,338		\$79,836	\$2,461	\$10,217	\$5,044		\$1,926	\$250,822		\$250,822
93200 Electricity	\$91,579		\$127,299	\$1,584	\$6,577			\$20,648	\$247,687		\$247,687
93300 Gas	\$7,553		\$64,777	\$10,803	\$1,174	\$9		\$1,500	\$85,816		\$85,816
93400 Fuel											
93500 Labor			\$53,903						\$53,903		\$53,903
93600 Sewer	\$229,703			\$3,057	\$14,094	\$4,514		\$408	\$251,776		\$251,776
93700 Employee Benefit Contributions - Utilities											
93800 Other Utilities Expense			\$208						\$208		\$208
93000 Total Utilities	\$480,173	\$0	\$326,023	\$17,905	\$32,062	\$9,567	\$0	\$24,482	\$890,212	\$0	\$890,212

Housing Authority of the County of Yolo (CA044)

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 06/30/2012

	Project Total	14.871 Housing Choice Vouchers	2 State/Local	1 Business Activities	6 Component Units	10.427 Rural Rental Assistance Payments	14.885 Formula Capital Fund Stimulus Grant	COCC	Subtotal	ELIM	Total
94100 Ordinary Maintenance and Operations - Labor	\$203,110		\$284,104	\$3,655				\$102,264	\$593,133	-\$450	\$592,683
94200 Ordinary Maintenance and Operations - Materials and Other	\$184,725	\$6,184	\$85,329	\$1,918	\$12,043	\$1,369		\$8,407	\$299,975		\$299,975
94300 Ordinary Maintenance and Operations Contracts	\$656,878	\$791	\$102,179	\$5,449	\$67,812	\$4,549		\$59,017	\$896,675	-\$328,310	\$568,365
94500 Employee Benefit Contributions - Ordinary Maintenance	\$74,726	\$116	\$149,811					\$59,948	\$284,601		\$284,601
94000 Total Maintenance	\$1,119,439	\$7,091	\$621,423	\$11,022	\$79,855	\$5,918	\$0	\$229,636	\$2,074,384	-\$328,760	\$1,745,624
95100 Protective Services - Labor	\$1,284								\$1,284		\$1,284
95200 Protective Services - Other Contract Costs	\$2,506		\$3,797		\$624			\$11,199	\$18,126		\$18,126
95300 Protective Services - Other											
95500 Employee Benefit Contributions - Protective Services											
95000 Total Protective Services	\$3,790	\$0	\$3,797	\$0	\$624	\$0	\$0	\$11,199	\$19,410	\$0	\$19,410
96110 Property Insurance	\$71,928		\$70,668	\$928	\$7,387	\$1,113		\$2,004	\$154,028		\$154,028
96120 Liability Insurance	\$7,313	\$1,097	\$8,582		\$5,751	\$5			\$22,748		\$22,748
96130 Workmen's Compensation	\$27,365	\$4,821	\$29,464	\$1,354	\$345	\$161		\$30,157	\$93,667		\$93,667
96140 All Other Insurance	\$6,689	\$708	\$5,063					\$5,633	\$18,093		\$18,093
96100 Total insurance Premiums	\$113,295	\$6,626	\$113,777	\$2,282	\$13,483	\$1,279	\$0	\$37,794	\$288,536	\$0	\$288,536
96200 Other General Expenses	\$57,361	\$35,140	\$19,095			\$984		\$61,691	\$174,271	-\$128,375	\$45,896
96210 Compensated Absences	\$44,162	\$47,100	\$31,743		\$2,063	\$74		\$138,652	\$263,794		\$263,794
96300 Payments in Lieu of Taxes	\$135,511				\$15,994				\$151,505		\$151,505
96400 Bad debt - Tenant Rents	\$21,219				\$4,875				\$26,094		\$26,094
96500 Bad debt - Mortgages											
96600 Bad debt - Other											
96800 Severance Expense											
96000 Total Other General Expenses	\$258,253	\$82,240	\$50,838	\$0	\$22,932	\$1,058	\$0	\$200,343	\$615,664	-\$128,375	\$487,289
96710 Interest of Mortgage (or Bonds) Payable			\$148,565	\$14,246	\$54,178				\$216,989		\$216,989
96720 Interest on Notes Payable (Short and Long Term)								\$34,360	\$34,360		\$34,360
96730 Amortization of Bond Issue Costs					\$1,232				\$1,232		\$1,232
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$148,565	\$14,246	\$55,410	\$0	\$0	\$34,360	\$252,581	\$0	\$252,581
96900 Total Operating Expenses	\$3,063,209	\$1,121,366	\$1,726,644	\$67,476	\$270,196	\$23,364	\$409	\$1,698,187	\$7,970,851	-\$1,538,997	\$6,431,854
97000 Excess of Operating Revenue over Operating Expenses	\$380,961	\$11,381,453	\$729,138	\$14,880	\$2,609	\$13,719	\$20,466	\$221,591	\$12,764,817	\$0	\$12,764,817
97100 Extraordinary Maintenance	\$3,270		\$605,545		\$7,171				\$615,986		\$615,986
97200 Casualty Losses - Non-capitalized											
97300 Housing Assistance Payments		\$10,716,468							\$10,716,468		\$10,716,468
97350 HAP Portability-In		\$87,873							\$87,873		\$87,873
97400 Depreciation Expense	\$678,043	\$6,301	\$17,636	\$12,441	\$34,407	\$12,141		\$196,034	\$957,003		\$957,003
97500 Fraud Losses											
97600 Capital Outlays - Governmental Funds											
97700 Debt Principal Payment - Governmental Funds											
97800 Dwelling Units Rent Expense											
90000 Total Expenses	\$3,744,522	\$11,932,008	\$2,349,825	\$79,917	\$311,774	\$35,505	\$409	\$1,894,221	\$20,348,181	-\$1,538,997	\$18,809,184
10010 Operating Transfer In	\$226,203							\$348,808	\$575,011		\$575,011
10020 Operating transfer Out	-\$205,737							-\$348,808	-\$575,011		-\$575,011
10030 Operating Transfers from/to Primary Government											
10040 Operating Transfers from/to Component Unit											
10050 Proceeds from Notes, Loans and Bonds											

Housing Authority of the County of Yolo (CA044)

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 06/30/2012

	Project Total	14.871 Housing Choice Vouchers	2 State/Local	1 Business Activities	6 Component Units	10.427 Rural Rental Assistance Payments	14.885 Formula Capital Fund Stimulus Grant	COCC	Subtotal	ELIM	Total
10060 Proceeds from Property Sales											
10070 Extraordinary Items, Net Gain/Loss											
10080 Special Items (Net Gain/Loss)											
10091 Inter Project Excess Cash Transfer In											
10092 Inter Project Excess Cash Transfer Out											
10093 Transfers between Program and Project - In											
10094 Transfers between Project and Program - Out											
10100 Total Other financing Sources (Uses)	\$20,466	\$0	\$0	\$0	\$0	\$0	\$20,466	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$279,886	\$570,811	\$105,957	\$2,439	-\$38,969	\$1,578	\$0	\$25,557	\$387,487	\$0	\$387,487
11020 Required Annual Debt Principal Payments	\$0	\$0	\$147,915	\$7,672	\$29,517	\$0	\$0	\$236,723	\$421,827		\$421,827
11030 Beginning Equity	\$13,391,620	\$1,388,947	\$1,450,611	\$0	-\$749,347	\$256,590	\$0	\$1,581,547	\$17,319,968		\$17,319,968
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0	\$0	\$0				\$0	\$0		\$0
11050 Changes in Compensated Absence Balance											
11060 Changes in Contingent Liability Balance											
11070 Changes in Unrecognized Pension Transition Liability											
11080 Changes in Special Term/Severance Benefits Liability											
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents											
11100 Changes in Allowance for Doubtful Accounts - Other											
11170 Administrative Fee Equity		\$559,792							\$559,792		\$559,792
11180 Housing Assistance Payments Equity		\$1,399,966							\$1,399,966		\$1,399,966
11190 Unit Months Available	5172	20244	1562	141	564	84		12	27779		27779
11210 Number of Unit Months Leased	5121	17105	1434	141	493	83		12	24389		24389
11270 Excess Cash	\$1,374,836								\$1,374,836		\$1,374,836
11610 Land Purchases	\$0							\$0	\$0		\$0
11620 Building Purchases	\$0							\$0	\$0		\$0
11630 Furniture & Equipment - Dwelling Purchases	\$135,920							\$0	\$135,920		\$135,920
11640 Furniture & Equipment - Administrative Purchases	\$35,593							\$0	\$35,593		\$35,593
11650 Leasehold Improvements Purchases	\$347,206							\$0	\$347,206		\$347,206
11660 Infrastructure Purchases	\$0							\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$0							\$210,762	\$210,762		\$210,762
13901 Replacement Housing Factor Funds	\$0							\$0	\$0		\$0