

FIVE-YEAR AGENCY PLAN AND ANNUAL AGENCY PLAN

5-YEAR PLAN FOR FISCAL
YEARS 2025 - 2029

ANNUAL PLAN FOR FISCAL
YEAR 2026

YOLO COUNTY HOUSING

MR. IAN EVANS, CHIEF EXECUTIVE OFFICER
YOLO COUNTY HOUSING
147 WEST MAIN STREET
WOODLAND, CALIFORNIA 95695-2914
(530) 662-5428



PREPARED BY: NATIONAL FACILITY CONSULTANTS, INC.
1225 JOHNSON FERRY ROAD, SUITE 460, MARIETTA, GEORGIA 30068-2727
(770) 977-4134



TABLE OF CONTENTS

	<u>TAB</u>
FY2026 ANNUAL AGENCY PLAN AND ATTACHMENTS	1
FY2026 CFP ANNUAL STATEMENT	2
FY2026 – FY2030 CFP FIVE-YEAR PLAN	3
FISCAL AUDIT	4
FY2026 FLAT RENTS	5
DECONCENTRATION POLICY	6
REQUIRED CERTIFICATIONS	7

**FY2026 ANNUAL AGENCY PLAN AND
ATTACHMENTS**

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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Purpose. 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. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do **not** need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Type: <input type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____</p> <p>Total Combined Units/Vouchers _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p>

(c) The PHA must submit its Deconcentration Policy for Field Office review.
See attached Deconcentration Policy.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- ☒ ☐ Choice Neighborhoods Grants.
- ☒ ☐ Modernization or Development.
- ☒ ☐ Demolition and/or Disposition.
- ☒ ☐ Designated Housing for Elderly and/or Disabled Families.
- ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance.
- ☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
- ☐ ☒ Occupancy by Over-Income Families.
- ☐ ☒ Occupancy by Police Officers.
- ☐ ☒ Non-Smoking Policies.
- ☒ ☐ Project-Based Vouchers.
- ☒ ☐ Units with Approved Vacancies for Modernization.
- ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

See attached Summary of New Activities

B.3

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.
See attached Progress Report.

C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

C.5

Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

☐ ☒ ☐

(b) If yes, please describe:

YOLO COUNTY HOUSING

Statement of Housing Needs and Strategy for Addressing Housing Needs

OVERVIEW

The Yolo County Housing has a service jurisdiction of the County Limits of Yolo County, and all properties are located in this jurisdiction. The Statement of Housing Needs is based upon data provided through HUD's Comprehensive Housing Affordability Strategy. There are no significant changes in housing need; however, the Commission updates and includes the information to ensure a full understanding of the affordable housing market.

STATEMENT OF HOUSING NEEDS

Housing needs are detailed in HUD's Comprehensive Housing Affordability Strategy Report derived from the 2018 – 2022 American Community Survey. The survey assesses four housing problems: Insufficient kitchen facilities, insufficient plumbing facilities, more than one person per room, and cost burden. Housing problems are defined as any of the four along with a rent cost burden of 30% - 50% of monthly income and severe housing problems are defined as any of the four along with a rent cost burden in excess of 50% of monthly income. The following table outlines the number of renter households with housing problems and provides further breakdown by income level:

Renter Households with Housing Problems		
Description	Number	Percentage
Total Renter Households in Jurisdiction	36,395	N/A
Total Renter Households with Housing Problems	21,035	57.8
Total Renter Households with Severe Housing Problems	14,270	39.2

Households Cost Burden		
Description	Number	Percentage
Cost Burden <= 30% of Monthly Income	16,720	45.9
Cost Burden 30% - 50% of Monthly Income	7,475	20.5
Cost Burden > 50% of Monthly Income	10,890	29.9

Renter Households with Housing Problems by Income		
Description	Number	Percentage
Household Income <= 30% HAMFI	8,430	23.2
Household Income 30% - 50% HAMFI	4,920	13.5
Household Income 50% - 80% HAMFI	4,415	12.1

By definition, current residents of Public Housing and participants in the Housing Choice Voucher Program are not considered to have a cost burden since rent is calculated at 30% of Adjusted Monthly Income. Based on the data above, there is still a significant need for additional housing that is affordable to the lower income families, and the associated rent burden has increased since the prior year survey. In addition, there is also a need for housing resources for persons at the upper end of the low-income spectrum (i.e. families at 40% - 80% of HAMFI. These needs are addressed in the strategies presented below.

WAITING LIST SNAPSHOT

In order to assess the immediate need for housing, an analysis of the persons on each waiting list was performed and summarized in the following tables.

Low-Income Public Housing Program – Knight’s Landing

Applicant Snapshot (as of 01/15/2026)		
Description	Number	Percentage
Total Applicants	599	N/A
0/1 Bedroom	12	2.0
2 Bedroom	396	66.1
3 Bedroom	184	30.7
4+ Bedroom	7	1.2
White	224	37.4
Black/African American	185	30.9
American Indian/Alaska Native	9	1.5
Asian	35	5.8
Native Hawaiian/Pacific Islander	11	1.8
Other Race/Multiple Races	135	22.5
Hispanic	156	26.0
Elderly	53	8.8
Disabled	28	4.7

Low-Income Public Housing Program – Winters

Applicant Snapshot (as of 01/15/2026)		
Description	Number	Percentage
Total Applicants	775	N/A
0/1 Bedroom	261	33.7
2 Bedroom	360	46.4
3 Bedroom	109	14.1
4+ Bedroom	45	5.8
White	313	40.4
Black/African American	231	29.8
American Indian/Alaska Native	22	2.8
Asian	39	5.0
Native Hawaiian/Pacific Islander	15	1.9
Other Race/Multiple Races	155	20.0

Hispanic	173	22.3
Elderly	98	12.6
Disabled	42	5.4

Low-Income Public Housing Program – Yolo City

Applicant Snapshot (as of 01/15/2026)		
Description	Number	Percentage
Total Applicants	1,148	N/A
0/1 Bedroom	55	4.8
2 Bedroom	753	65.6
3 Bedroom	326	28.4
4+ Bedroom	14	1.2
White	442	38.5
Black/African American	332	28.9
American Indian/Alaska Native	22	2.2
1.9	66	5.7
Native Hawaiian/Pacific Islander	24	2.1
Other Race/Multiple Races	262	22.8
Hispanic	292	25.4
Elderly	115	10.0
Disabled	55	4.8

Low-Income Public Housing Program – West Sacramento

Applicant Snapshot (as of 01/15/2026)		
Description	Number	Percentage
Total Applicants	1,417	N/A
0/1 Bedroom	385	27.2
2 Bedroom	635	44.8
3 Bedroom	249	17.6
4+ Bedroom	148	10.4
White	581	41.0
Black/African American	406	28.7
American Indian/Alaska Native	24	1.7
Asian	100	7.1
Native Hawaiian/Pacific Islander	28	2.0
Other Race/Multiple Races	278	19.6
Hispanic	311	21.9
Elderly	211	14.9
Disabled	88	6.2

Low-Income Public Housing Program – Esparto

Applicant Snapshot (as of 01/15/2026)		
Description	Number	Percentage
Total Applicants	719	N/A
0/1 Bedroom	19	2.6
2 Bedroom	478	66.5
3 Bedroom	213	29.6
4+ Bedroom	9	1.3
White	276	38.4
Black/African American	217	30.2
American Indian/Alaska Native	19	2.6
Asian	38	5.3
Native Hawaiian/Pacific Islander	15	2.1
Other Race/Multiple Races	154	21.4
Hispanic	182	25.3
Elderly	64	8.9
Disabled	33	4.6

Low-Income Public Housing Program – Woodland

Applicant Snapshot (as of 01/15/2026)		
Description	Number	Percentage
Total Applicants	1,420	N/A
0/1 Bedroom	526	37.0
2 Bedroom	682	48.0
3 Bedroom	168	11.8
4+ Bedroom	44	3.1
White	634	44.6
Black/African American	353	24.9
American Indian/Alaska Native	34	2.4
Asian	73	5.1
Native Hawaiian/Pacific Islander	24	1.7
Other Race/Multiple Races	302	21.3
Hispanic	407	28.7
Elderly	230	16.2
Disabled	99	7.0

Housing Choice Voucher Program

Applicant Snapshot (as of 01/15/2026)		
Description	Number	Percentage
Total Applicants	4,683	N/A
White	1,688	36.0
Black/African American	1,624	34.7
American Indian/Alaska Native	106	2.3

Asian	349	7.5
Native Hawaiian/Pacific Islander	52	1.1
Other Race/Multiple Races	864	18.4
Hispanic	951	20.3
Elderly	578	12.3
Disabled	58	1.2

The above housing needs data is consistent with the programs offered by the Yolo County Housing. Demand for units in all programs remains high with particular need for units of three bedrooms or less.

Community data indicates that there is particular need for affordable housing resources for families ranging from 40% to 80% of AMI (within the low-income housing spectrum) and also heightened need for resources for moderate income families ranging from 80% to 120% of AMI.

STRATEGY TO ADDRESS NEEDS

The Commission has outlined the following strategies to address the affordable housing need in the service area. These strategies have been incorporated into both the mission and the goals for the agency as prioritized by the Board and Executive Director. General strategies are:

Strategy #1: People: Provide support and growth opportunities for residents, participants, employees, and community partners.

Strategy #2: Housing: Expand housing accessibility and elevate the standard of living in our existing communities.

Strategy #3: Administration: Operate an efficient, effective, and fiscally responsible Agency.

These general strategies establish the strategic pillars that are the basis for the Commission mission, goals, and objectives. It should be noted that the above strategies allow the Commission to improve properties, redevelop assets, implement growth initiatives, and expand the scope of the agency and may involve participation in other programs or the utilization of various non-traditional approaches.

YOLO COUNTY HOUSING

Section B.2 New Activities – FY2026

CHOICE NEIGHBORHOOD GRANTS

YCH has received a Choice Neighborhoods Planning Grant and is well under way with the activities and efforts associated with that grant. Depending upon the results of the planning effort, YCH may apply for additional funding for planning and/or implementation.

MODERNIZATION OR DEVELOPMENT:

YCH continues to investigate the feasibility of redevelopment of several assets that may include mixed-finance modernization or development. YCH will likely submit a plan or application during the fiscal year.

DEMOLITION AND/OR DISPOSITION

YCH anticipates submitting a Section 18 disposition application for three of their properties in 2026: the 16-unit Vista Montecito property in the town of Esparto (part of YCH's AMP #2), the 10-unit Yolito property in the town of Yolo (part of YCH's AMP #1), and the 10-unit Ridgecut Homes property in the town of Knights Landing (part of YCH's AMP #1). The terms of the disposition are still being finalized, but YCH hopes to preserve these properties as affordable housing, potentially disposing of these units to New Hope CDC (YCH's nonprofit), which would seek funding for renovations and would continue to manage the properties as affordable housing.

YCH has completed physical needs assessments for Vista Montecito and Yolito/Ridgecut which are all expected to pass physical obsolescence and qualify the sites for Section 18. Additional planning and work on the Section 18 application will continue throughout early 2026, and YCH anticipates submitting a Section 18 disposition application for these properties around mid-2026.

After the Vista Montecito, Yolito, and Ridgecut disposition, YCH also plans to pursue Section 18 disposition for their Yolano Village and Donnelly Circle properties in the town of Woodland. Details regarding these dispositions are still being determined, and Section 18 applications for these sites are not anticipated until 2027 or later.

DESIGNATED HOUSING FOR ELDERLY AND DISABLED FAMILIES:

YCH may consider a plan to designate certain developments (or portions) for occupancy by elderly and/or disabled families in the upcoming fiscal year.

CONVERSION OF PUBLIC HOUSING TO PROJECT-BASED ASSISTANCE USING RAD:

YCH is considering the conversion of one or more properties under the RAD program. Conversion may include PBRA or PBV, or a combination of the two.

PROJECT-BASED VOUCHERS:

In addition to current Project-Based Voucher efforts, YCH intends to submit a Section 18 disposition application for Vista Montecito, Yolito, and Ridgecut Homes in 2026. YCH anticipates receiving approximately 36 tenant protection vouchers (TPVs) after SAC approval of this Section 18 action. The housing authority intends to project-base these TPVs at their Tupelo site being developed in the town of Woodland.

Project basing these units is consistent with the goals of YCH's Annual Plan, as these project-based vouchers will provide a portion of the subsidy needed to operate YCH's Tupelo project. Although the disposition strategy is still in the works, YCH also intends to have the Vista Montecito, Yolito, and Ridgecut Homes properties maintained as affordable housing, thereby preserving current affordable housing in the county while also creating additional affordable housing opportunities through the Tupelo project.

UNITS WITH APPROVED VACANCIES FOR MODERNIZATION:

Modernization and redevelopment efforts will require units to be taken off line to complete the associate work. YCH will request this during the fiscal year as needed.

Yolo County Housing

Progress Report in Meeting Goals and Objectives

Report as of 01/15/2026

The Strategic Plan included in this Five-Year Agency Plan consists of three pillars outlining specific goals and objectives for the agency. All of the goals are new or significantly modified as this is a brand new plan for the agency. General progress on each pillar is outlined below. Specific progress is provided in the detail pages following the summary.

Pillar	Description	Progress Report	Active?
1	People	YCH continues to realign functions and staff under new leadership in order to ensure the efficient and effective delivery of services. The management team has been streamlined and continues to identify ways to enhance operations. Specific focus will be placed on identifying resources associated with development and redevelopment in the future.	Yes
2	Housing	YCH continues its efforts to revitalize and redevelop existing units, fully utilize housing resources, and develop a variety of affordable properties; including some special occupancy properties. YCH will utilize all resources available through HUD as well as other federal, state, local, nonprofit, or private sources.	Yes
3	Administration	YCH continues to review its operational procedures and systems in order to identify inefficiencies and reduce associated labor costs. YCH will continue to employ technology and systems to enhance service delivery and increase the accessibility of programs and properties for residents, participants, applicants, and the general public.	Yes

Goal 1 : Enhance Resident/Participant well-being and success.		People	
Objective: Increase the number of homeownership opportunities for residents/participants by 50% by Q4 2029, compared to the 2024 baseline.			
Tactics		Status	Extend Deadline
1	HCV Homeownership - Improve HCV Homeownership programs by partnering with HUD approved housing counselling agencies by Q2 2025.	In Progress	Q1 2026
2	HCV Homeownership - YCH Staff participate in HCV Homeownership Learning Collaboratives and other Homeownership learning opportunities throughout 2025.	In Progress	Q1 2026
3	FSS Participants Education Program - Provide educational resources to current FSS participants to help them meet their homeownership goals beginning in Q3 2025 and ongoing once implemented.	In Progress	Q1 2026
4	Down Payment Assistance - Partner with local jurisdictions to access state and federal funds for down payment assistance or other homeownership opportunities beginning Q4 2025, and annually reviewing opportunities.	In Progress	Q1 2026
5	Work with local developers to determine feasibility to build out YCH owned Esparto lots for low-income farmworkers household homeownership opportunities by Q4 2027.		
Objective: Improve resident/participant access to educational, community and career advancement resources by increasing communication to residents/participants and holding quarterly events at each AMP by Q1 2027.			
Tactics		Status	Extend Deadline
1	Community Service Hours - Identify the need, coordinate, and communicate opportunities for residents to complete their community service hours Q1 2026.	In Progress	
2	CLC Coordinators - Fill vacant CLC Coordinator positions at all AMPs to assist in quarterly event planning and communication by Q2 2026.	In Progress	
3	Outside Agencies - Research and identify agencies who provide onsite classes such as digital literacy, mental wellness, nutrition, good tenant practices etc. that will benefit residents by Q4 2026.		
4	Extending invitations and coordinating participation for identified agencies at quarterly AMP events beginning in Q1 2027.		
Objective: Improve quality of services provided to residents and participants.			
Tactics		Status	Extend Deadline
1	Introduce Trauma-Informed Care practices to staff through trainings beginning by Q2 2025 and continually at least annually thereafter.	Ongoing	
2	Leverage Technology - Use digital tools like resident portals to streamline process, accept payments, maintenance requests and improve overall convenience for residents by Q4 2025.	In Progress	Q1 2026
3	Survey System - Develop a system to gather resident/participant feedback on customer service by Q1 2026.	In Progress	
4	Translation Line - Research and select a Language Service Provider to improve the service quality for non-English-speaking clients by Q1 2026.	In Progress	
5	Act on Feedback - Conduct regular resident/participant surveys and act on the feedback received to address concerns promptly starting Q2 2026.	In Progress	
6	Review and restructure the phone system and transfer/forward process to improve efficiency and customer service by Q2 2026.	In Progress	
7	Improve Employee Customer Service Skills - Develop and roll out a customer service training series by Q4 2026, ensuring 100% employee participation.		
Goal 2 : Develop and retain employees.		People	
Objective: Improve the onboarding experience for new employees, achieving a 90% satisfaction rate in onboarding feedback by Q4 2026.			
Tactics		Status	Extend Deadline
1	Implement Digital Onboarding Training Platform - Launch a comprehensive digital onboarding platform by Q1 2025, integrating onboarding materials, training modules, and progress tracking, with the aim of achieving a 100% utilization by all new hires beginning Q2 2025.	In Progress	Q1 2026
2	Implement "Buddy" Onboarding System - Finalize and implement the "Buddy" onboarding system by Q2 2025, aiming to improve new employee integration and satisfaction by pairing each new hire with an experienced mentor.	Remove	Remove
3	Establish Comprehensive Onboarding Schedule - Develop and roll out a detailed onboarding schedule for all new employees by Q2 2025, covering their first month with the agency and ensuring 100% adherence to the schedule.	In Progress	Q1 2026
4	Create Desk References and Job Duty Guides - Complete and distribute desk references and job duty guides for each position by Q1 2026, ensuring that all new employees have access to clear, role-specific resources from day one.	In Progress	

5	Onboarding Satisfaction Survey - Launch onboarding satisfaction survey by Q1 2026.	In Progress	
6	Onboarding Satisfaction Survey - Collect and review surveys through 2026 with the aim of achieving 90% satisfaction by the end of Q4 2026.	In Progress	
Objective: Implement a comprehensive employee skill development program, achieving a 25% increase in employee competency scores across key areas by Q4 of 2026.			
Tactics		Status	Extend Deadline
1	Implement Digital Training Platform - Launch a comprehensive digital platform by Q1 2025, with the aim of achieving a 100% utilization by all current employees by Q4 2025.	In Progress	Q1 2026
2	Launch Personalized Learning Paths - Develop and implement personalized learning paths during the evaluation process for each employee by Q2 2026, based on individual skill gaps, with the goal of completing identified trainings as outlined in evaluations.	In Progress	
3	Establish Cross-Functional Knowledge Sharing - Create a cross-functional knowledge sharing program by Q1 2027, facilitating interdepartmental workshops and job shadowing opportunities, aiming to improve cross-functional collaboration and exposure to other programs.		
Objective: Implement Agencywide Performance Management System by Q4 2026.			
Tactics		Status	Extend Deadline
1	Starting in Q4 2025 hold at least one performance management system agencywide training annually (i.e. hiring, onboarding, goal setting, evaluation, etc.).	Ongoing	
2	Complete Agencywide StrengthsFinder training by the end of Q4 2025.	Complete	
3	Beginning in Q1 2026, identify at least 1 leadership development opportunity for each supervisor and manager in the Agency to complete annually.		
4	Establish Goal Tracking - Implement a goal tracking system for all employees to measure annual progress by Q3 2026 (i.e. Bamboo or other platform).	In Progress	
Goal 3 : Strengthen Community Partnership.		People	
Objective: Create cross educational opportunities between YCH and community partners to learn about each other's mission and services for potential collaborative opportunities.			
Tactics		Status	Extend Deadline
1	In Q1 2025, develop YCH presentation that includes opportunities for other agencies to participate and collaborate with YCH.	Complete	
2	Starting Q1 2025, participate in at least one collaborative meeting per quarter with providers to share YCH program information and learn about other resources available in the community.	Ongoing	
3	Starting in Q1 2025, provide educational opportunities for YCH staff to learn more about services offered by other agencies through onsite or offsite trainings at least 2x/year.	Ongoing	
Objective: Create five new collaborative partnerships between YCH and community partners to advance the mission of the agencies involved by Q4 2029.			
Tactics		Status	Extend Deadline
1	Starting in Q1 2025, identify areas of needs and opportunities during collaborative meetings/presentations outlined in prior objective.	In Progress	
2	Develop at least 1 new collaborative partnership by Q4 2026.	Ongoing	
3	Seek Funding - By Q1 2027, develop funding plan to support collaborative partnership.		

Goal 1: Increase the number of affordable housing units owned, operated, managed, or supported by the Agency by 15% over the five year plan period. (1,100 affordable units and 1,500 vouchers leased up currently - 15% = 390 unit increase by 2029)		Housing	
Objective: Completed Initial 3 Phases of the Yolano/Donnelly Repositioning and Redevelopment Project by Q4 2029.			
Tactics		Status	Extend Deadline
1	Complete master site plan for the whole 30 acres YCH owns at Yolano Donnelly by Q4 2025.	In Progress	Q4 2026
2	Complete HUD financing and relocation plans, and receive HUD approval of plans for all AMP1 properties by Q4 2026.	In Progress	
3	Apply for State and Federal tax credits, and other relevant funding sources annually from 2025-2029 to complete construction of new buildings in initial three phases.	In Progress	
Objective: Complete Phase I of El Rio Repositioning/Redevelopment Project by Q4 2029.			
Tactics		Status	Extend Deadline
1	Begin community planning process, including City and County partner discussions in Q1 2026.	In Progress	Q1 2027
2	Complete master site plan for the entire El Rio site by Q4 2028.		
3	Complete HUD financing and relocation plans, and receive HUD approval of plans for Phase I by Q4 2028.		
4	Apply for State and Federal tax credits, and other relevant funding sources annually from 2028-2029 to complete Phase I.		
Objective: Begin voluntary streamline conversion of remaining public housing units (units not included in above objective) by Q4 2029.			
Tactics		Status	Extend Deadline
1	Ensure that 182 public housing units are dispositioned out of HUD's system by Q4 2029 to get below the 250 unit threshold for voluntary streamline conversion.	In Progress	
2	Complete required HUD plans for voluntary streamline conversion to submit to HUD by Q4 2029.	In Progress	
3	Apply for State and Federal rehabilitation funding as needed during conversion.	In Progress	
Objective: Convert Yolo and Knights Landing from Public Housing to Affordable Housing by Q4 2029.			
Tactics		Status	Extend Deadline
1	By Q4 2025, complete tenant relocation plans and receive HUD approval as part of AMP1 repositioning/redevelopment objectives identified above.		Q3 2026
3	Work with City and County leadership to identify the future target population for the twenty (20) units at Yolo and Knights Landing following tenant relocation by Q2 2026.		Q1 2027
4	Apply for State and Federal rehabilitation funding to support the future target population identified for these units by Q4 2026.		Q4 2027
5	Complete inventory removal from HUD's system of twenty (20) units by Q4 2027.		Q4 2028
Objective: Complete the 641 5th Street Affordable Housing Project in West Sacramento by Q4 2027.			
Tactics		Status	Extend Deadline
1	Secure the Infill Infrastructure Grant (IIG) award from HCD by Q2 2025.	Complete	
2	Secure Alta California Regional Center funding for 8 of the 36 units by Q2 2025.	Complete	
3	Collaborate with development partners to complete State and Federal tax credit applications and other relevant funding applications as needed between 2025 and 2027 to ensure the project becomes fully financed.	Complete	
4	Collaborate with development partners to ensure construction is completed and residents can move in before the end of Q4 2027.	In Progress	
Objective: Work with City, County, and School District partners to increase affordable housing units through creative projects and financing models.			
Tactics		Status	Extend Deadline
1	Collaborate with a real estate investment group, or similar model, and local guarantor partners to acquire existing housing and designate it as affordable primarily for 80-120% AMI households beginning in Q1 2025.	In Progress	
2	Beginning in Q1 2025, work with private investment partners and developers to build affordable workforce housing utilizing the benefits of the welfare exemption to finance the projects.	In Progress	
3	Partner on Prop 1 and other State Bond initiatives to acquire, renovate, and/or build new affordable housing units 2025 through 2029.	In Progress	
Objective: Increase affordable farmworker housing.			
Tactics		Status	Extend Deadline

1	Collaborate with local City and County leaders to identify opportunities for farmworker housing, which may include YCH's Esparto vacant lots beginning in Q1 2025.	In Progress	Q1 2026
2	Engage local farmers to identify opportunities for partnership, collaboration, and synchronize project objectives beginning in Q1 2025.	In Progress	
3	Engage State and Federal officials around funding opportunities and regulations that currently are restrictive for these projects beginning in Q3 2025.	In Progress	
4	Apply for State and Federal funding opportunities to acquire, rehab, or construct new farmworker housing units by 2029.		
5	Review Community Land Trust (CLT) structures and work with local farmers, project partners, and farmworkers to determine if CLTs are a viable option for adding affordable farmworker housing in Yolo County.		
Objective: Increase the total number of vouchers leased up throughout the county by 15% by Q4 2029.			
Tactics		Status	Extend Deadline
1	Allocate additional Project-Based Vouchers (PBV) to new and existing housing projects throughout the County to reach HUD's current 30% PBV cap by Q4 2029.	In Progress	
2	Partner with the Veterans Affairs Health Care Systems team to apply for additional VASH vouchers when available through HUD.	Complete	
3	Collaborate with VA staff to ensure a 80% or higher lease up percentage for VASH vouchers is maintained.	In Progress	
4	Collaborate with HHSA staff to ensure a 90% or higher lease up percentage for FUP vouchers is maintained.	Complete	
5	Partner with HHSA staff to apply for additional FUP vouchers when available through HUD.	In Progress	
Goal 2: Maintain and improve existing housing owned, operated, and managed by the Agency.		Housing	
Objective: Modernize and beautify 30% of housing units managed by the agency by Q4 2028.			
Tactics		Status	Extend Deadline
1	Apply for State and Local rebate programs to reduce project costs of installing drought-tolerant plants, efficient irrigation systems, and permeable hardscaping by Q4 2026.		
2	Relandscape AMP2 and AMP3 with drought-tolerant plants, creating a water-wise and visually appealing landscape that requires less maintenance and conserves resources by Q4 2027.		
3	Install EV chargers at El Rio Villas, Riverbend, Las Casitas, Cottonwood and Woodland main office by Q4 2027.	In Progress	
4	Rehabilitation of Davis AG homes by Q4 2026.		
5	Rehabilitation of Cottonwood Meadows by Q4 2027.		
6	Rehabilitation of Riverbend Manor phase I to include roof, HVAC and boiler system replacement by Q4 2027.	In Progress	
7	Exterior painting of all AMP2 and AMP3 buildings by Q4 2029.		
Objective: Achieve and maintain 96% occupancy rate by beginning of Q1 2027.			
Tactics		Status	Extend Deadline
1	Create a comprehensive property inspection plan by Q3 2025 to include bi-annual property inspections, digital inspection tools, staff training and refine maintenance process.	In Progress	Q1 2026
2	Establish a preventive maintenance program to reduce unit downtime, implementing it in 50% of units by Q4 2025.	In Progress	Q2 2026
3	Reduce current unit turn time by 50% by Q1 2026.	In Progress	Q3 2026
4	Implement the comprehensive property inspection plan by January 2026.		Q2 2026
5	Implement a streamlined application and screening process to fill vacancies within 30 days of moveout or less by the beginning of Q1 2026.		Q2 2026
6	Implement a streamlined application and screening process to fill vacancies within 15 days of moveout or less by the beginning of Q1 2027.		Q2 2027
7	Reduce average Q1 2026 unit turn time by an additional 50% by the beginning of Q1 2027.		
Objective: Enhance resident health and safety by improving identified hazards in all properties by Q4 2027.			
Tactics		Status	Extend Deadline
1	Provide staff training on identifying and addressing health and safety hazards by Q3 2025.	In Progress	Q1 2026
2	Conduct Comprehensive Health and Safety Audits by Q3 2025 to identify and categorize potential health and safety hazards (e.g. mold, lead paint, trip hazards).	In Progress	Q1 2026
3	Upgrade safety infrastructure such as smoke detectors, carbon monoxide alarms, improve lighting in common areas, upgrade security systems and maintain detail logs by Q3 2026.	In Progress	
4	Identify and recruit Tenant Liasons at all public housing sites by the end of 2025.	In Progress	Q1 2026
5	Restripe and number all parking lot stalls at AMP1, AMP2 and AMP3 by Q1 2026.	In Progress	
Objective: Upgrading security systems at all our public housing sites by Q4 2029			
Tactics		Status	Extend Deadline
1	Partner with Law enforcements and trained professionals regarding the "Crime Prevention through Environmental Design (CPTED)" assessment for all public housing properties by Q2 2026.	In Progress	

Goal 1 : Optimize Operational Infrastructure.		Administration	
Objective: Complete implementation of Yardi System by Q4 2026.			
Tactics		Status	Extend Deadline
1	Aspire Learning University - Launch Aspire Learning University by Q1 2025 with quarterly content updates, targeting 80% employee participation in training programs within the first year to enhance staff skills and knowledge.	In Progress	
2	Rent Café - Fully integrate Rent Café by Q4 2025 for Public Housing and HCV Q4 2026 for Cottonwood and Waitlist applicants, including the implementation of applicant, landlord, and resident portals. Enable online rent payments, paperwork submission, and enhance the overall digital experience for all stakeholders.	In Progress	
3	Maintenance IQ - Roll out Maintenance IQ across all properties by Q3 2025.	Complete	
4	Asset IQ - Deploy Asset IQ by Q4 2025		Q2 2026
5	Budget process - Streamline the annual budgeting process using Yardi's budgeting tools by Q4 2025, aiming to improve predictability and control of resources.	In Progress	Q1 2027
6	Yardi Marketplace for Vendor Purchases - Set up and fully integrate Yardi Marketplace for all purchases through HD Supply, Lowes, Home Depot, Ace, Staples, and other key vendors by Q4 2026, with the goal of managing 95% of shopping lists and direct deliveries to sites.		Q2 2027
Objective: Optimize unit turnover efficiency to achieve an average turnaround time of 14 days by Q4 2026.			
Tactics		Status	Extend Deadline
1	Implement Digital Move-Out Inspection System - Integrate a comprehensive move-out inspection form with Yardi Maintenance IQ by Q4 2025, ensuring 100% adoption across all properties, to automatically generate itemized work lists and updated cost structures for tenant-responsible repairs.	In Progress	Q1 2026
2	Streamline Work Order Generation from Inspections - Implement work order automation through Maintenance IQ by Q4 2025 that creates work orders for 100% of issues identified during inspections.	In Progress	Q1 2026
3	Increase Unit Inspection Frequency - Establish and execute a bi-annual unit inspection protocol by Q2 2026, combining pre-NSPIRE assessments with in-house staff inspections during work orders or annual property manager reviews, achieving 100% compliance across all units to proactively identify and address maintenance issues.	In Progress	
4	Optimize Tenant Billing Process for Damages - Revise and implement an updated tenant billing process for damages by Q4 2026, ensuring 100% of tenant-caused damages are accurately billed and tracked, with the goal of increasing damage-related revenue collection by 25% within the first year of implementation.		
Objective: Improve Risk Management program and processes by Q4 2026.			
Tactics		Status	Extend Deadline
1	Formalize Job Specific Training Program - Develop and implement a formalized job-specific training program by Q3 2025, targeting 100% employee participation and completion within six months of launch.	In Progress	Q2 2026
2	Contract/Lease Management Review Process - Establish a comprehensive contract and lease management review process by Q3 2025, integrating it into monthly procurement meetings for all capital improvement projects, with the aim of eliminating contract-related risks.	In Progress	Q1 2026
3	Optimize Insurance Coverage - Review and optimize insurance policies and process by Q1 2026, ensuring 100% coverage alignment with current business needs and improve risk mitigation strategies.	In Progress	
4	Business Continuity Plan - Work with County Office of Emergency Services to update the current business continuity plan by Q1 2026.	In Progress	
Objective: Complete roll out of procurement process for the Agency by Q4 2025.			
Tactics		Status	Extend Deadline
1	Construction Project Closeout Process - Complete the closeout process for all active FY2023-24 construction projects by Q3 2025, ensuring 100% of final payouts are made, all binders/electronic files are updated, and binders are moved to archive storage in the file room.	Complete	
2	On-Call Vendor Procurement - Finalize procurement for all regular on-call vendors by Q3 2025, ensuring 100% compliance with agency procurement policies.	In Progress	Q2 2026
3	Standardized Procurement and Contract Forms - Develop and implement standard templates for procurement and contracts for State and Federally funded projects by Q4 2025.	Complete	
Goal 2 : Ensure Financial Responsibility and Effectiveness.		Administration	
Objective: Improve Tenant Collections by Q4 2025.			
Tactics		Status	Extend Deadline
1	Update ACOP for Flexible Repayment Agreements - Review and revise the ACOP to incorporate flexible repayment agreement options by Q2 2025.	Complete	
2	Conduct Staff Training on Updated ACOP - Ensure 100% of relevant staff are trained on ACOP changes for rent collection and repayment agreements by Q3 2025.	In Progress	Q1 2026

3	Audit and Rectify Tenant Collection Ledgers - Complete a comprehensive audit and correction of all tenant collection ledgers by Q1 2026, ensuring 100% accuracy and resolving any discrepancies.	In Progress	
4	Implement Universal Repayment Agreement Initiative - Execute repayment agreements with 100% of tenants having outstanding balances by Q2 2026, aiming to reduce the total outstanding balance by 15% within the first six months of agreement implementation.	In Progress	Q4 2026
5	Establish Bad Debt Collection Process - Create and implement a systematic process for collecting bad debt from past tenants by Q2 2026, with the goal of reporting 100% bad debt to collection agencies and to EIV.	In Progress	
Objective: Enhance internal financial and management reporting systems to improve operational transparency, efficiency, and data-driven decision-making across all departments by Q4 2026.			
Tactics		Status	Extend Deadline
1	Establish Program Effectiveness Metrics - Develop a comprehensive set of metrics for tracking program effectiveness across all departments by Q3 2025.	In Progress	Q2 2026
2	Streamline Monthly Financial Reporting - Implement a system to generate and distribute detailed monthly financial reports to all relevant stakeholders by Q4 2025, ensuring 100% on-time delivery.	In Progress	Q2 2026
3	Institute Cross-Departmental Financial Review Meetings - Establish and conduct monthly financial review meetings with representatives from all departments by Q1 2026.	In Progress	
4	Implement Data-Driven Decision-Making Framework - Develop and roll out a comprehensive data-driven decision-making process across all departments by Q4 2026.		
Objective: Enhance external financial and management reporting processes to ensure more timely, accurate, and comprehensive financial disclosures by Q1 2026.			
Tactics		Status	Extend Deadline
1	Optimize Unaudited FDS Submission - Submit unaudited Financial Data Schedule (FDS) by August 31st annually, starting 2025.	Complete	
2	Streamline Audit Fieldwork Completion - Complete all audit fieldwork by October 31st annually, beginning in 2025, ensuring 95% of requested documents are provided on the first attempt.	Complete	
3	Expedite Audit Finalization Process - Finalize the annual audit by November 30th each year, starting 2025, with the aim of addressing 100% of auditor comments within five business days.	Complete	
4	Accelerate Audit Report Issuance - Issue the final audit report by December 31st annually, commencing in 2025, ensuring 100% compliance with regulatory deadlines and incorporating a comprehensive management response that addresses all audit findings within 10 business days of the draft report receipt.	In Progress	
Goal 3: Establish Agencywide Continuous Quality Improvement Approach.		Administration	
Objective: Establish metrics for all programs by Q1 2027			
Tactics		Status	Extend Deadline
1	Create a program inventory of services by end of Q3 2025.	In Progress	Q2 2026
2	Categorize programs by business unit and/or funding sources by end of Q4 2025.	In Progress	Q2 2026
3	Identify available data and data owners for each program by end of Q1 2026.		
4	Adopt a CQI strategy and create program specific performance measures by end of Q3 2026.		
5	Determine procedures and schedule for data collection by end of Q4 2026.		
Objective: Collect and analyze data for all programs by Q1 2028.			
Tactics		Status	Extend Deadline
1	Begin data collection during Q1 2027.		
2	Share data with managers/supervisors during leadership meetings monthly beginning in Q2 2027 to identify initial trends.		
3	Implement 1 improvement strategy during Q3 2027.		
4	Review data from Q3 and Q4 specific to the improvement strategy implemented and utilize lessons learned for future implementation of additional strategies.		
Objective: Identify programmatic and system improvements based on data by Q4 2028.			
Tactics		Status	Extend Deadline
1	Utilize methods and lessons learned from the above objective to identify programmatic and system improvements agencywide by Q1 2028.		
2	Identify priority for improvements to develop a schedule for implementation by end of Q2 2028.		
3	Begin implementing top priority improvements by end of Q3 2028.		

2	Review CPTED recommended actions by Q1 2027.		
3	Identify priority safety measures to implement at each property by Q3 2027.		
4	Apply for Federal funding to fund improvements beginning in 2028.		
Objective: Complete a Capital needs assessment at all properties by Q4 2029			
Tactics		Status	Extend Deadline
1	By Q1 2026 identify priority properties to complete capital needs assessments.	In Progress	
2	By Q2 2026 identify funding source(s) for capital needs assessments at priority properties identified.		
3	By Q3 2026 procure a vendor/vendors to complete capital needs assessments at priority properties identified with a deadline to complete reports by Q4 2026.		
4	By Q1 2027 identify funding source(s) for remaining properties requiring a capital needs assessment.		
5	By Q2 2027 procure a vendor/vendors to complete capital needs assessments at remaining properties with a deadline to complete reports by Q3 2027.		
6	Review all capital needs assessment reports during Q1 2028 to begin identifying priority maintenance and improvement efforts needed at each property.		
7	During the annual budget creation process during Q2 2028, identify funding sources for priority maintenance and improvement projects to fund in alignment with the capital needs assessments.		

FY2026 CFP ANNUAL STATEMENT

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 01/31/2027

Part I: Summary					
PHA Name: Yolo County Housing (CA044)		Grant Type and Number: Capital Fund Program Grant No: CA01P04450126 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2026 FFY of Grant Approval: 2026
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision Number:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 25% of line 15) ³	\$341,876.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$25,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration may not exceed 10% of line 15)	\$136,750.00	\$0.00	\$0.00	\$0.00
5	1480 General Capital Activity	\$863,878.00	\$0.00	\$0.00	\$0.00
6	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
7	1501 Collateralization/Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
8	1503 RAD-CFP	\$0.00	\$0.00	\$0.00	\$0.00
9	1504 RAD Investment Activity	\$0.00	\$0.00	\$0.00	\$0.00
10	1505 RAD-CPT	\$0.00	\$0.00	\$0.00	\$0.00
11	9000 Debt Reserves	\$0.00	\$0.00	\$0.00	\$0.00
12	9001 Bond Debt Obligation paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
13	9002 Loan Debt Obligation paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
14	9900 Post Audit Adjustment	\$0.00	\$0.00	\$0.00	\$0.00

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Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision Number:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant (Sum of lines 2 - 14)	\$1,367,504.00	\$0.00	\$0.00	\$0.00
16	Amount of line 15 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
17	Amount of line 15 Related to Section 504, ADA, Fair Housing Act Activities	\$0.00	\$0.00	\$0.00	\$0.00
18	Amount of line 15 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of line 15 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of line 15 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

*I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 5802)

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

Part II: Supporting Pages								
PHA Name: Yolo County Housing (CA044)		Grant Type and Number: Capital Fund Program Grant No: CA01P04450126 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2026		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>Operations</u>							
PHA-Wide	Modernization Funds for Operations	1406	LS	<u>\$341,876.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1406			\$341,876.00	\$0.00	\$0.00	\$0.00	
	<u>Management Improvements</u>							
PHA-Wide	Staff and Commissioner Training	1408	LS	\$7,500.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Resident/RAB Training	1408	LS	\$1,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Management Consulting for Planning and Policy Development	1408	LS	\$10,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Computer and Systems Software Upgrades	1408	LS	<u>\$6,500.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1408			\$25,000.00	\$0.00	\$0.00	\$0.00	

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Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	<u>Administration</u>							
	Administrative Costs Associated with CFP	1410	LS	\$136,750.00	\$0.00	\$0.00	\$0.00	
	Subtotal Account 1410			\$136,750.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	<u>General Capital Activity</u>							
	Professional Fees for Architectural, Engineering, Construction Management, and General and Technical Consulting	1480	LS	\$50,000.00	\$0.00	\$0.00	\$0.00	
	AMP 1 Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work	1480	LS	\$10,000.00	\$0.00	\$0.00	\$0.00	
	AMP 2 Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work	1480	LS	\$10,000.00	\$0.00	\$0.00	\$0.00	

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Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>General Capital Activity (Continued)</u>							
AMP 3	Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work	1480	LS	\$10,000.00	\$0.00	\$0.00	\$0.00	
AMP 1	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements	1480	5 Units	\$50,000.00	\$0.00	\$0.00	\$0.00	
AMP 1	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting.	1480	5 Units	\$50,000.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages								
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Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>General Capital Activity (Continued)</u>							
AMP 2	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements	1480	5 Units	\$50,000.00	\$0.00	\$0.00	\$0.00	
AMP 2	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting.	1480	5 Units	\$50,000.00	\$0.00	\$0.00	\$0.00	
AMP 3	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements	1480	20 Units	\$300,000.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages								
PHA Name: Yolo County Housing (CA044)		Grant Type and Number: Capital Fund Program Grant No: CA01P04450126 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant: 2026		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	<u>General Capital Activity (Continued)</u>							
AMP 3	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting.	1480	20 Units	\$248,878.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Renovate Nondwelling Structures to include Exterior Work, Systems Replacement, Interior Renovation, Furnishing and Related Work	1480	LS	\$25,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Replace Pumps, Maintenance Equipment, and Tools	1480	LS	\$5,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Replace Computer, Office, Security and Monitoring Equipment Including Related System Software	1480	LS	<u>\$5,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1480			\$863,878.00	\$0.00	\$0.00	\$0.00	

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Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	<u>RAD - CFP</u>	1503	LS					Work Item Reserved
	Modernization Funds for RAD Conversion			<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	
	Subtotal Account 1503			\$0.00	\$0.00	\$0.00	\$0.00	

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Yolo County Housing (CA044)					Federal FY of Grant 2026
Development Number / Name PHA - Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA -Wide 1406	04/01/28		04/01/30		Dates are Estimated
PHA-Wide 1408	04/01/28		04/01/29		
PHA-Wide 1410	04/01/28		04/01/29		
PHA-Wide 1480	04/01/28		04/01/29		
AMP 1 - 1480	04/01/28		04/01/29		
AMP 2 - 1480	04/01/28		04/01/29		
AMP 3 - 1480	04/01/28		04/01/29		
AMP 1 - 1503	04/01/28		04/01/29		

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

FY2026 – FY2030 CFP FIVE-YEAR PLAN

Capital Fund Program -- Five-Year Action Plan

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 01/31/2027

Part I: Summary						
PHA Name/Number: Yolo County Housing (CA044)			Woodland, Yolo County, California		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2026	Work Statement for Year 2 FFY 2027	Work Statement for Year 3 FFY 2028	Work Statement for Year 4 FFY 2029	Work Statement for Year 5 FFY 2030
B.	Physical Improvements Subtotal	Annual Statement	\$730,000	\$730,000	\$730,000	\$730,000
C.	Management Improvements		\$25,000	\$25,000	\$25,000	\$25,000
D.	PHA-Wide Non-Dwelling Structures and Equipment		\$35,000	\$35,000	\$35,000	\$35,000
E.	Administration		\$136,750	\$136,750	\$136,750	\$136,750
F.	Other		\$98,878	\$98,878	\$98,878	\$98,878
G.	Operations		\$341,876	\$341,876	\$341,876	\$341,876
H.	Demolition		\$0	\$0	\$0	\$0
I.	Development		\$0	\$0	\$0	\$0
J.	Capital Fund Financing -- Debt Service		\$0	\$0	\$0	\$0
K.	Total CFP Funds		\$1,367,504	\$1,367,504	\$1,367,504	\$1,367,504
L.	Total Non-CFP Funds		\$0	\$0	\$0	\$0
M.	Grand Total		\$1,367,504	\$1,367,504	\$1,367,504	\$1,367,504

Capital Fund Program -- Five-Year Action Plan

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 01/31/2027

Part I: Summary						
PHA Name/Number: Yolo County Housing (CA044)			Woodland, Yolo County, California		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2026	Work Statement for Year 2 FFY 2027	Work Statement for Year 3 FFY 2028	Work Statement for Year 4 FFY 2029	Work Statement for Year 5 FFY 2030
	PHA-Wide	Annual Statement	\$637,504	\$637,504	\$637,504	\$637,504
	AMP CA044000001		\$230,000	\$230,000	\$230,000	\$230,000
	AMP CA044000002		\$230,000	\$230,000	\$230,000	\$230,000
	AMP CA044000003		\$270,000	\$270,000	\$270,000	\$270,000

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 01/31/2027

Part II: Supporting Pages -- Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2 FFY 2027			Activities for Year: 3 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	<u>General Capital Improvements</u>			<u>General Capital Improvements</u>		
	Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work [AMP CA044000001]	LS	\$50,000	Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work [AMP CA044000001]	LS	\$50,000
	Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work [AMP CA044000002]	LS	\$50,000	Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work [AMP CA044000002]	LS	\$50,000
	Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work [AMP CA044000003]	LS	\$50,000	Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work [AMP CA044000003]	LS	\$50,000
	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements [AMP CA044000001]	6 Units	\$60,000	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements [AMP CA044000001]	6 Units	\$60,000

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 01/31/2027

Part II: Supporting Pages -- Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2 FFY 2027			Activities for Year: 3 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	<u>General Capital Improvements (Continued)</u>			<u>General Capital Improvements (Continued)</u>		
	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting. [AMP CA044000001]	12 Units	\$120,000	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting. [AMP CA044000001]	12 Units	\$120,000
	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements [AMP CA044000002]	6 Units	\$60,000	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements [AMP CA044000002]	6 Units	\$60,000
	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting. [AMP CA044000002]	14 Units	\$120,000	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting. [AMP CA044000002]	14 Units	\$120,000
	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements [AMP CA044000003]	10 Units	\$100,000	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements [AMP CA044000003]	10 Units	\$100,000

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 01/31/2027

Part II: Supporting Pages -- Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2 FFY 2027			Activities for Year: 3 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	<u>General Capital Improvements (Continued)</u>			<u>General Capital Improvements (Continued)</u>		
	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting. [AMP CA044000003]	12 Units	\$120,000	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting. [AMP CA044000003]	12 Units	\$120,000
	Renovate Nondwelling Structures to include Exterior Work, Systems Replacement, Interior Renovation, Furnishing and Related Work [PHA-Wide]	LS	\$25,000	Renovate Nondwelling Structures to include Exterior Work, Systems Replacement, Interior Renovation, Furnishing and Related Work [PHA-Wide]	LS	\$25,000
	Replace Pumps, Maintenance Equipment, and Tools [PHA-Wide]	LS	\$5,000	Replace Pumps, Maintenance Equipment, and Tools [PHA-Wide]	LS	\$5,000
	Replace Computer, Office, Security and Monitoring Equipment Including Related System Software [PHA-Wide]	LS	\$5,000	Replace Computer, Office, Security and Monitoring Equipment Including Related System Software [PHA-Wide]	LS	\$5,000
	Subtotal Account 1480		\$765,000	Subtotal Account 1480		\$765,000

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 01/31/2027

Part II: Supporting Pages -- Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2 FFY 2027			Activities for Year: 3 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	<u>RAD-CFP</u>			<u>RAD-CFP</u>		
Statement						
	Modernization Funds for RAD Conversion [PHA-Wide]	LS	\$10,000	Modernization Funds for RAD Conversion [PHA-Wide]	LS	\$10,000
	Subtotal Account 1503		\$10,000	Subtotal Account 1503		\$10,000
	Subtotal of Estimated Cost		\$775,000	Subtotal of Estimated Cost		\$775,000

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 01/31/2027

Part II: Supporting Pages -- Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 4 FFY 2029			Activities for Year: 5 FFY 2030		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	<u>General Capital Improvements</u>			<u>General Capital Improvements</u>		
	Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work [AMP CA044000001]	LS	\$50,000	Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work [AMP CA044000001]	LS	\$50,000
	Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work [AMP CA044000002]	LS	\$50,000	Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work [AMP CA044000002]	LS	\$50,000
	Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work [AMP CA044000003]	LS	\$50,000	Turf Planting and Replacement, Tree Trimming, Mulching, Drainage Repair, Sidewalk Repair, Parking Repair, Lighting/Signage Upgrades, Security Improvements and Related Site Work [AMP CA044000003]	LS	\$50,000
	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements [AMP CA044000001]	6 Units	\$60,000	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements [AMP CA044000001]	6 Units	\$60,000

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 01/31/2027

Part II: Supporting Pages -- Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2 FFY 2029			Activities for Year: 3 FFY 2030		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	<u>General Capital Improvements (Continued)</u>			<u>General Capital Improvements (Continued)</u>		
	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting. [AMP CA044000001]	12 Units	\$120,000	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting. [AMP CA044000001]	12 Units	\$120,000
	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements [AMP CA044000002]	6 Units	\$60,000	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements [AMP CA044000002]	6 Units	\$60,000
	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting. [AMP CA044000002]	12 Units	\$120,000	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting. [AMP CA044000002]	12 Units	\$120,000
	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements [AMP CA044000003]	10 Units	\$100,000	Exterior Unit Improvements to Include Roofing Repair, Fascia and Soffit Repair, Windows, Doors, Siding, Shutters, and Other Fascade Improvements [AMP CA044000003]	10 Units	\$100,000

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 01/31/2027

Part II: Supporting Pages -- Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 4 FFY 2029			Activities for Year: 5 FFY 2030		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	<u>Dwelling Structures (Continued)</u>			<u>Dwelling Structures (Continued)</u>		
	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting. [AMP CA044000003]	12 Units	\$120,000	Interior Unit Improvements to Include Kitchen Renovations (Cabinets, Countertops, Plumbing, and Fixtures), Bathroom Renovations (New Fixtures, Plumbing, and Tile Work), Flooring Replacement, Door Replacement, Ceiling/Drywall Repair/Replacement, Insulation Work and Painting. [AMP CA044000003]	12 Units	\$120,000
	Renovate Nondwelling Structures to include Exterior Work, Systems Replacement, Interior Renovation, Furnishing and Related Work [PHA-Wide]	LS	\$25,000	Renovate Nondwelling Structures to include Exterior Work, Systems Replacement, Interior Renovation, Furnishing and Related Work [PHA-Wide]	LS	\$25,000
	Replace Pumps, Maintenance Equipment, and Tools [PHA-Wide]	LS	\$5,000	Replace Pumps, Maintenance Equipment, and Tools [PHA-Wide]	LS	\$5,000
	Replace Computer, Office, Security and Monitoring Equipment Including Related System Software [PHA-Wide]	LS	\$5,000	Replace Computer, Office, Security and Monitoring Equipment Including Related System Software [PHA-Wide]	LS	\$5,000
	Subtotal Account 1480		\$765,000			\$765,000

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 01/31/2027

Part II: Supporting Pages -- Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 4 FFY 2029			Activities for Year: 5 FFY 2030		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	<u>RAD-CFP</u>			<u>RAD-CFP</u>		
Statement						
	Modernization Funds for RAD Conversion [PHA-Wide]	LS	\$10,000	Modernization Funds for RAD Conversion [PHA-Wide]	LS	\$10,000
	Subtotal Account 1503		\$10,000	Subtotal Account 1503		\$10,000
	Subtotal of Estimated Cost		\$775,000	Subtotal of Estimated Cost		\$775,000

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 01/31/2027

Part III: Supporting Pages -- Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2 FFY 2027			Activities for Year: 3 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	<u>Operations</u>			<u>Operations</u>		
	Modernization Funds for Operations [PHA-Wide]	LS	\$341,876	Modernization Funds for Operations [PHA-Wide]	LS	\$341,876
	Subtotal Account 1406		\$341,876	Subtotal Account 1406		\$341,876
	<u>Management Improvements</u>			<u>Management Improvements</u>		
	Staff and Commissioner Training [PHA-Wide]	LS	\$7,500	Staff and Commissioner Training [PHA-Wide]	LS	\$7,500
	Resident/RAB Training [PHA-Wide]	LS	\$1,000	Resident/RAB Training [PHA-Wide]	LS	\$1,000
	Management Consulting for Planning and Policy Development [PHA-Wide]	LS	\$10,000	Management Consulting for Planning and Policy Development [PHA-Wide]	LS	\$10,000
	Computer and Systems Software Upgrades [PHA-Wide]	LS	\$6,500	Computer and Systems Software Upgrades [PHA-Wide]	LS	\$6,500
	Subtotal Account 1408		\$25,000	Subtotal Account 1408		\$25,000

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 01/31/2027

Part III: Supporting Pages -- Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2 FFY 2027			Activities for Year: 3 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	<u>Administration</u>			<u>Administration</u>		
Statement						
	Administrative Costs Associated with CFP [PHA-Wide]	LS	\$136,750	Administrative Costs Associated with CFP [PHA-Wide]	LS	\$136,750
	Subtotal Account 1410		\$136,750	Subtotal Account 1410		\$136,750
	<u>Fees and Costs</u>			<u>Fees and Costs</u>		
	Professional Fees for Architectural, Engineering, Construction Management, and General and Technical Consulting [PHA-Wide]	LS	\$88,878	Professional Fees for Architectural, Engineering, Construction Management, and General and Technical Consulting [PHA-Wide]	LS	\$88,878
	Subtotal Account 1430 (1480)		\$88,878	Subtotal Account 1430 (1480)		\$88,878
	Subtotal of Estimated Cost		\$592,504	Subtotal of Estimated Cost		\$592,504

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 01/31/2027

Part III: Supporting Pages -- Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 4 FFY 2029			Activities for Year: 5 FFY 2030		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	<u>Operations</u>			<u>Operations</u>		
	Modernization Funds for Operations [PHA-Wide]	LS	\$341,876	Modernization Funds for Operations [PHA-Wide]	LS	\$341,876
	Subtotal Account 1406		\$341,876	Subtotal Account 1406		\$341,876
	<u>Management Improvements</u>			<u>Management Improvements</u>		
	Staff and Commissioner Training [PHA-Wide]	LS	\$7,500	Staff and Commissioner Training [PHA-Wide]	LS	\$7,500
	Resident/RAB Training [PHA-Wide]	LS	\$1,000	Resident/RAB Training [PHA-Wide]	LS	\$1,000
	Management Consulting for Planning and Policy Development [PHA-Wide]	LS	\$10,000	Management Consulting for Planning and Policy Development [PHA-Wide]	LS	\$10,000
	Computer and Systems Software Upgrades [PHA-Wide]	LS	\$6,500	Computer and Systems Software Upgrades [PHA-Wide]	LS	\$6,500
	Subtotal Account 1408		\$25,000	Subtotal Account 1408		\$25,000

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 01/31/2027

Part III: Supporting Pages -- Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 4 FFY 2029			Activities for Year: 5 FFY 2030		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	<u>Administration</u>			<u>Administration</u>		
Statement						
	Administrative Costs Associated with CFP [PHA-Wide]	LS	\$136,750	Administrative Costs Associated with CFP [PHA-Wide]	LS	\$136,750
	Subtotal Account 1410		\$136,750	Subtotal Account 1410		\$136,750
	<u>Fees and Costs</u>			<u>Fees and Costs</u>		
	Professional Fees for Architectural, Engineering, Construction Management, and General and Technical Consulting [PHA-Wide]	LS	\$88,878	Professional Fees for Architectural, Engineering, Construction Management, and General and Technical Consulting [PHA-Wide]	LS	\$88,878
	Subtotal Account 1430 (1480)		\$88,878	Subtotal Account 1430 (1480)		\$88,878
	Subtotal of Estimated Cost		\$592,504	Subtotal of Estimated Cost		\$592,504

FISCAL AUDIT

YOLO COUNTY HOUSING
147 West Main Street
Woodland, California 95695
Phone: 530-662-5428

Fiscal Audit

The most recent fiscal audit for Yolo County Housing was completed for Fiscal Year Ending June 30, 2024. The Schedule of Findings and Responses is attached for reference and there are no current or outstanding findings. The full audit is available at the Authority's Central Office located at the address above.

The Fiscal Audit for Fiscal Year Ending June 30, 2025 is currently in process and the report is expected in the next 90 days. Updated Audit information will be included, as applicable.

Yolo County Housing

Schedule of Findings and Questioned Costs Year Ended June 30, 2024

A. Summary of Auditor's Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with generally accepted accounting principles:

Unmodified opinion

Internal control over financial reporting:

*Material weakness(es) identified? Yes X No

*Significant deficiency(ies) identified? Yes X None reported

Noncompliance material to the financial statements noted? Yes X No

Federal Awards

Internal control over major federal programs:

*Material weakness(es) identified? Yes X No

*Significant deficiency(ies) identified? Yes X None reported

Type of auditor's report issued on compliance for major federal programs:

Unmodified opinion

Any audit findings disclosed that are required to be reported in accordance with 2 CFR section 200.516(a) of OMB Circular?

 Yes X No

Identification of major federal programs:

Federal Assistance Listing Number(s)	Name of Federal Program or Cluster
14.871 and 14.879	Housing Voucher Cluster

Dollar threshold used to distinguish between Type A and Type B programs:

\$808,576

Auditee qualified as low-risk auditee Yes X No

B. Findings - Financial Statement Audit

None reported.

C. Findings and Questioned Costs - Major Federal Award Programs Audit

None reported.

FY2026 FLAT RENTS

DECONCENTRATION POLICY

YOLO COUNTY HOUSING Deconcentration Policy

INTRODUCTION

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires that the Yolo County Housing adopt policies and procedures governing the deconcentration of poverty and income mixing as required by section 10(a)(3)(B) of the 1937 Housing Act. It is the Yolo County Housing's (YCH) policy to provide for deconcentration of poverty and encourage income mixing.

The goal of this policy is lessen the concentration of poverty and to create mixed-income communities and within YCH's public housing developments. This will be accomplished through admissions practices designed to bring in higher income residents to lower income developments and lower income residents into higher income developments. Toward this end, YCH will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

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

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

DEFINITIONS

The following definitions are provided in order to clearly and define the affected developments and families under this Deconcentration Policy.

A final rule was published at 24 CFR 903 on August 6, 2002, amending the definition of "Established Income Range" and that change is reflected in this revised policy.

Covered Developments: Public housing developments that are of general occupancy or family public housing developments that are not exempt from the deconcentration requirement.

Exempt Developments: Public housing developments that are operated by housing authorities with fewer than 100 units; public housing developments that house only elderly persons or persons with disabilities, or both; public housing developments operated by housing authorities that operate only one general occupancy development; public housing developments approved for demolition or conversion to tenant-based assistance; and public housing developments that include units operated in accordance with a HUD-approved mixed-finance plan using HOPE VI or public housing funds awarded before the effective date of the Deconcentration Final Rule.

Jurisdiction-Wide Established Income Range: The average annual household income of all residents of all covered developments is the Jurisdiction-Wide Established Income Range (EIR).

Development Average Household Income: The average annual household income of all residents of a specific covered development.

Developments Outside the Jurisdiction-Wide Established Income Range: A development where the Average Household Income is between 85 percent and 115 percent of the Jurisdiction-Wide EIR is considered to be within the Jurisdiction-Wide EIR. If the average household income in a development is less than 85% of the EIR or greater than 115% of the EIR, the development is considered to be outside the Jurisdiction-Wide EIR **with the following exception:**

A covered development with an average household income exceeding 115% of the Jurisdiction-Wide EIR shall not be considered outside the Jurisdiction-Wide EIR if the upper limit that exceeds 115% of EIR is less than 30 per cent of area median income. **(24 CFR 5.603(b)).**

ANALYSIS

In order to achieve and maintain deconcentration, YCH will comply with the following:

- a) Determine the Jurisdiction-Wide Established Income Range for all covered developments at least an annual basis.
- b) Determine the average household income for each covered development.
- c) Determine whether each covered development falls above, within, or above the established income range, **except that the upper limit shall never be less than 30 per cent of the median area income limit.**
- d) Determine, for those developments having average incomes outside the established income range, if there are factors to explain and/or justify the income profile as being consistent with and furthering two sets of goals: the goals of deconcentration and income mixing as specified by the statute; and the local goals and strategies contained in YCH Annual Plan.
- e) Where the income profile for a covered development is not explained and/or justified in YCH Annual Plan a specific policy to provide for deconcentration and income mixing in applicable covered developments.

Analysis will be completed at least annually, but may be accomplished more frequently to determine the effectiveness of various initiatives employed to achieve deconcentration.

ACTION PLAN

If a covered development has been identified as falling above or below the established income range, YCH will define and communicate specific procedures to be employed with the goal of achieving deconcentration. It is the goal of YCH to generally increase the level of income for residents of public

housing, create more stratified developments, and obtain agency self-sufficiency, therefore; the Deconcentration Policy shall not be employed to be counterproductive to that goal.

In addition, the policy will, under no circumstances, be employed through steering or in any way reducing the choice in residence of the individual family.

In order to deconcentrate a development, YCH will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income-targeting goal. To the greatest extent possible, YCH will provide incentives to encourage families with incomes below the established income range to accept units in developments with incomes above the established income range or to encourage families with incomes above the established income range to accept units in developments with incomes below the established income range.

YCH may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

These may include but are not limited to:

- a) Rent Incentives to select particular developments.
- b) Payment Plans for deposits.
- c) Flexibility in move-in dates.

A family has the sole discretion whether to accept an offer of a unit made under YCH's deconcentration policy. YCH shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the deconcentration policy.

REQUIRED CERTIFICATIONS