

**Housing Authority of the County of Contra Costa (HACCC)**  
**Public Housing**  
**Non-Smoking Policy**

According to the American Lung Association, cigarette smoking is the number one cause of preventable disease in the United States. The elderly and young populations, as well as people with chronic illnesses, are especially vulnerable to the adverse effects of smoking and secondhand smoke. The Environmental Protection Agency has identified secondhand smoke as a Class A carcinogen. A class A carcinogen is a cancer causing agent. Allowing smoking within apartment units exposes all residents and site staff to these known carcinogens. Smoking is also a leading cause of residential fires and the number one cause of fire deaths in the U.S.

As a result of these facts, the County of Contra Costa has established a non-smoking ordinance that applies to multi-unit residences, including several of HACCC's public housing properties. Some cities in the County have also adopted non-smoking ordinances that cover HACCC public housing properties within their borders and it is expected that more cities will implement such ordinances in the future. At present, several of HACCC's properties are not covered by any local non-smoking ordinance. In order to comply with state and local laws, while also ensuring that all of HACCC's public housing tenants are treated in a like manner, HACCC will incorporate a non-smoking lease addendum in all of its public housing leases. The addendum will be the same for every one of HACCC's public housing units and will be written to ensure compliance with all applicable laws. The non-smoking lease addendum will be updated as changes are made to applicable laws.

As with all changes to the lease, HACCC will provide for at least a 45-day public comment period and a public hearing before implementation of the initial non-smoking lease addendum and prior to any changes to the addendum in the future. All public housing tenants will be informed of the non-smoking lease addendum during the 45-day public comment and it will be reviewed in at least one meeting with the Resident Advisory Board. Anytime changes to the non-smoking lease addendum are approved by the Board, tenants will be given 60-days to sign a new lease that includes the changed addendum.

# **PHA Certifications of Compliance with PHA Plans and Related R e g u l a t i o n s**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/30/2011

Resolution No. 5162

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or ✓ Annual PHA Plan for the PHA fiscal year beginning April 1, 2013, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

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

Housing Authority of the County of Contra Costa  
PHA Name

CA011  
PHA Number/HA Code

     5-Year PHA Plan for Fiscal Years 20 - 20

  x   Annual PHA Plan for Fiscal Years 2013 - 2014

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

Name of Authorized Official Mary Nejedly Piepho

Title Chair, Board of Commissioners

Signature

Date December 11, 2012

<b>Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: Housing Authority of the County of Contra Costa (HACCC)      PHA Code: CA011 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 04/2013												
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1,177</u> Number of HCV units: <u>6,781</u>												
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
<b>4.0</b>	<b>PHA Consortia</b> <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 <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update. (5-YEAR PLAN section 5.0 is included for informational purposes only. The 5-Year Plan was approved for fiscal year 2010)												
<b>5.1</b>	<b>Mission.</b> 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: To provide high quality affordable housing solutions and to promote self-sufficiency for low income people of Contra Costa County												
<b>5.2</b>	<b>Goals and Objectives.</b> 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. HACCC's goals continue to be <ul style="list-style-type: none"> <li>Expand the Supply of Assisted Housing</li> <li>Improve the Quality of Assisted Housing</li> <li>Increase Assisted Housing Choices</li> <li>Provide and Improve Living Environment</li> <li>Promote self-sufficiency and asset development of families and individuals</li> <li>Ensure Equal Opportunity in Housing for all Americans</li> </ul> HACCC has made the following progress on these goals over the past five years See attached												

**PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following Plan elements have been revised since HACCC's last Annual Plan submission:

HACCC added the following item to its Public Housing Admissions and Continued Occupancy Plan:

- A non-smoking policy. Some of HACCC's public housing properties are subject to a County non-smoking ordinance, others are subject to varying City ordinances and others are not subject to any local non-smoking ordinance at all. In order to ensure compliance with state and local laws, and also to treat all of HACCC's public housing tenants in a like manner, HACCC will incorporate the same non-smoking language into every one of its leases. This language will be updated as necessary to comply with local laws. The exact language of the non-smoking lease addendum will be approved via a 45-day public comment and hearing process anytime it is changed.

(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.

- 3133 Estudillo Street Martinez, CA (Main administrative office)
- 2870 Howe Road, Martinez, CA (Section 8 Housing Choice office)
- 875 El Pueblo Avenue, Pittsburg, CA (El Pueblo AMP office)
- 1601 North Jade Street, Richmond, CA (North Richmond AMP office)
- 801 W. Eighth Street, Antioch, CA (Section 8 Housing Choice office)
- #2 California Street, Rodeo, CA (Rodeo AMP office)
- [www.contracostahousing.org](http://www.contracostahousing.org) (HACCC website)
- [www.hud.gov/offices/pih/pha/approved](http://www.hud.gov/offices/pih/pha/approved) (HUD website-available after HUD approval)

7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>
	<p>a) <b>HOPE VI or Mixed Finance Modernization or Development.</b> HACCC plans to contract with financial and development consultants in FYE 2014 to develop an approach to the repositioning of its Las Deltas (222 units) public housing project (CA011-006, CA011-009A, CA011-009B). HACCC may also contract with financial and development consultants in FYE 2014 to develop an approach to the repositioning of its El Pueblo (176 units) and Bayo Vista (246 units) public housing projects (CA011-005 and CA011-010). HACCC's goal is to increase the number of housing units affordable to public housing eligible families and to provide adequate funding for these units over the long term. Failing that, HACCC will seek to preserve as many units as possible affordable to public housing eligible families with adequate funding for the long term. Depending on the plans developed, HACCC may apply for either HOPE VI (if any such funding becomes available), Choice Neighborhoods, RAD or any other HUD mixed finance or development funding by 3-31-14. At this point, a timeline for any such applications or proposals is not set.</p> <p>HACCC is currently reviewing its existing energy performance contract (EPC) to determine whether or not the agency should refinance the existing EPC or pursue a Phase II EPC that would encompass new energy saving enhancements. All of HACCC's public housing properties are being analyzed to determine whether or not an EPC would benefit the property financially. As a result of that analysis, HACCC may pursue implementation of new EPCs at some or all of its public housing properties.</p> <p>b) <b>Demolition and/or Disposition.</b> HACCC plans to submit a De Minimis disposition application to HUD for five units at its Las Deltas public housing project (CA011-006, CA011-009A, CA011-009B).</p> <p>HACCC plans to contract with financial and development consultants in FYE 2014 to develop an approach to the repositioning of the agency's Las Deltas (222 units minus 5 De Minimis units if that application is successful) public housing project (CA011-006, CA011-009A, CA011-009B). This approach may include the demolition and/or disposition of some or all of the units at Las Deltas. HACCC may also contract with financial and development consultants in FYE 2014 to develop an approach to the repositioning of its El Pueblo (176 units) and Bayo Vista (246 units) public housing projects (CA011-005 and CA011-010). As with Las Deltas, this may include the demolition and/or disposition of some or all of the units at El Pueblo and Bayo Vista.</p> <p>HACCC's goal is to increase the number of housing units affordable to public housing eligible families and to provide adequate funding for these units over the long term. Failing that, HACCC will seek to preserve as many units as possible affordable to public housing eligible families with adequate funding for the long term. Depending on the plans developed, HACCC may apply for either HOPE VI (if any such funding becomes available), Choice Neighborhoods, RAD or any other HUD mixed finance or development funding by 3-31-14. At this point, a timeline for any such applications or proposals is not set.</p> <p>c) <b>Conversion of Public Housing.</b> HACCC plans to contract with financial and development consultants in FYE 2014 to develop an approach to the repositioning of its Las Deltas (222 units) public housing project (CA011-006, CA011-009A, CA011-009B). HACCC may also contract with financial and development consultants in FYE 2014 to develop an approach to the repositioning of its El Pueblo (176 units) and Bayo Vista (246 units) public housing projects (CA011-005 and CA011-010). Depending on the plans developed, HACCC may submit voucher conversion applications for Las Deltas, El Pueblo and/or Bayo Vista by 3-31-14. HACCC also may submit applications to HUD for any other conversion funding or programs that become available.</p> <p>d) <b>Homeownership.</b> HACCC previously had a homeownership program in approximately 2005-2006 that was to partner with a homeownership program administered by Contra Costa County. However, the County's program was shut down as part of a downsizing and HACCC's program was discontinued as well. A former participant in that program has continued working with other community partners of HACCC's. This client has completed several homeownership courses and has been saving money in a matching program run by a local nonprofit. Two other potential candidates have expressed their desire to pursue homeownership under the Housing Choice Voucher program. HACCC will revive its homeownership program in FYE 2014 in order to assist these clients and any others in a similar position.</p> <p>e) <b>Project-based Vouchers.</b> HACCC has already committed 438 project-based vouchers (PBV). HACCC may project-base up to 981 additional units in FYE 2014. The use of PBVs is consistent with HACCC's PHA Plan. Among HACCC's goals are to expand the supply of assisted housing and to increase assisted housing choices. By utilizing PBVs from HACCC, developers are able to leverage funding and produce additional units of new or modernized affordable housing. HACCC plans to award PBV funding throughout its jurisdiction in order to provide affordable housing options for clients in as broad a geographic area as possible. HACCC may also utilize PBV's in any public housing redevelopment/repositioning projects it may undertake.</p>
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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 attached.
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> 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).  See attached.
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input 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.

9.0	<p><b>Housing Needs.</b> 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>Based on the most recent Consolidated Plan for the County (2010 – 2015), 57.3% of low-income renters, 82.1% of very low-income renters and 79 extremely low-income renters (a total of 41,021 households) in the Consortium did not have adequate housing in 2000. This means that these households paid more than 30% of their income for rent, lived in overcrowded units or lived in substandard housing conditions.</p> <p>Based on 2006 data, only 28% of households in Contra Costa County were renters. Renting is most prevalent among African American households at 53.8% followed by Latino/Hispanic households at 37.7%, White households at 23.8% and Asian households at 23%. Among renters in the County, 57.5% spend more than 30% of their income on rent and 27.5% spend more than 50%. Almost no low-income renters in the County have affordable rents. Fully 92.3% of low-income renters in the County spend over 30% of their income for rent as do 71% of senior households.</p> <p>There are only approximately 10,200 assisted rental units affordable to lower-income households, of which, over 950 are at risk of converting to market rate housing. Over 7,000 beds in 473 residential care facilities are available for individuals with special needs, (such as frail elderly and persons with disabilities) who cannot live independently in conventional housing. However, this is significantly less than the population of frail elderly, disabled, and others who may need a supportive housing environment.</p> <p>6.1% of the County's renter households live in overcrowded housing. Among racial and ethnic groups reported in the Census, Latino/Hispanic households are most likely to live in crowded conditions in the County with 12.8% in such conditions.</p> <p>Due to the ongoing gap in the availability of affordable housing, the County Consortium has assigned a high priority to new housing construction, homeownership assistance, and housing rehabilitation, particularly for households earning less than 50 percent of the area median income.</p> <p>Two final measures of need are seen in HACCC's most recent housing choice voucher and public housing wait list openings. In November, 2008 the voucher wait list opening attracted nearly 40, 000 families who applied for 6,000 positions on the wait list. In September 2010, nearly 17,000 families applied for the wait list for HACCC's 1,100 unit public housing program..</p> <p>This summary of the need for affordable housing in HACCC's jurisdiction is based on County's Consolidated Plan, Census Data, data from the California Budget Project and the Authority's Wait List.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <ul style="list-style-type: none"> <li>Public Housing plans to expand lease-up and move-in approximately 90 new families during FY2013. HACCC's goal is to continue to increase occupancy at all AMP's throughout the county during FY2013.</li> <li>Issue up to 500 vouchers to families on the recently opened HCV wait list. This amount may change subject to funding levels, turnover ratios and the rental market vacancy rate.</li> <li>Partner with the County to the extent permitted by HUD regulations to award project-based vouchers to developers receiving affordable housing funding from the County.</li> <li>Attempt to increase the number of affordable housing units controlled by HACCC as the agency repositions its public housing stock.</li> <li>Continue to contract with the City of Antioch to manage their rental rehabilitation program which help to preserve and expand the supply of affordable housing.</li> <li>Continue to expand the Authority's self-sufficiency programs in an effort to stabilize and solidify the financial positions of families currently on the program while freeing existing housing subsidies for new families.</li> <li>Work with the Cities of Hercules and San Pablo and the State Departments of Finance and Housing and Community Development to transition affordable housing assets from the former Hercules and San Pablo Redevelopment Agencies to a properly-funded management entity.</li> </ul>

10.0	<b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.
	<p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><b>Expand the Supply of Assisted Housing</b> – HACCC executed AHAPs for 159 units of project-based vouchers in 2012. HACCC did not own any of these units, nor did HACCC have an identity of interest in any of these units. Turned-over 144 public housing units while increasing net occupancy in the public housing program by 48 units.</p> <p><b>Improve the Quality of Assisted Housing</b> – Conducted modernization of 48 public housing units, many of which had been vacant for a long term, were fire damaged or severely vandalized. Provided an easement to the City of Brentwood in order to facilitate improved landscaping at Los Nogales. Partnered with a job training program at Bayo Vista to provide landscaping and trash pickup. Partnered with the City of Pittsburg to repave the badly deteriorated main road at El Pueblo. Removed overgrown trees at several properties. Updated HACCC's Maintenance Plan. Completed 7,659 work orders. Implemented a policy designed to expedite HQS inspections during holiday periods.</p> <p><b>Increase Assisted Housing Choices</b> – Outreach and training of existing and potential HCV landlords continued in 2012 via joint annual landlord workshop conducted by HACCC and the Richmond Housing Authority. HACCC staff continue to facilitate and participate in the California Apartment Association's annual trade show for owners and vendors. This gives HACCC the chance to showcase the HCV program to a large selection of landlords from throughout the County. HACCC implemented GoSection 8 in 2012, making it easier for clients to search for units throughout the County and for landlords to list units on the program. Leased 21 long-term vacant public housing units</p> <p><b>Provide an Improved Living Environment</b> – Replaced all smoke detectors in public housing units with combination smoke/carbon monoxide detectors. More new security lighting was installed at Bayo Vista. HACCC had metal security covers manufactured for 60 units which will help minimize vandalism and the use of vacant units by persons not associated with the empty unit. Continued operation of a variety of social, nutrition and service programs at our properties, including the Young Adult Empowerment Center at Las Deltas, the YMCA program at Bayo Vista, the summer lunch program at Bayo Vista and the City Parks and recreation classes at Casa de Mañana.</p> <p><b>Promote self-sufficiency and asset development of families and individuals</b> – Continued to conduct extensive outreach for the FSS program. HACCC has graduated 225 families from its FSS program. Currently, approximately 176 families participate in the program. HACCC's most successful graduate in 2012 left the program, with an escrow amount of \$47,447.46</p> <p><b>Ensure Equal Opportunity in Housing for all Americans</b> – HACCC staff received fair housing and VAWA training from HUD and the National Housing Law Project. Counsel received ongoing training via the Housing and Development Law Institute. Counsel provided training to staff regarding reasonable accommodation requests. A monthly review/training of reasonable accommodation requests was implemented with Counsel. Staff began regular attendance at the quarterly Continuum of Care meetings. Began meetings with the County's Prisoner Reentry working group to discuss housing possibilities for the reentry population. Continued to attend occasional community meetings to facilitate a factual discussion of how the Housing Choice Voucher program works.</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <ul style="list-style-type: none"> <li>• Changes to rent policies</li> <li>• Changes to admission policies</li> <li>• Changes to organization of any waiting list</li> <li>• Changes in the use of the Replacement Reserve Fund under the Capital Fund</li> <li>• Any change regarding the demolition, disposition or conversion designation of a property</li> </ul> <p>(c) HACCC currently has a substandard management rating under PHAS. HACCC is working with HUD to develop an Action Plan. This Plan is not attached as it is still in draft form.</p>
11.0	<b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office. <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 there under 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 lead 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](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 CFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cfp.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.*

**Housing Authority of the County of Contra Costa  
Statement of Progress in Meeting the 5-year Plan Mission and Goals  
FY 2005 – FY 2009**

**Expand the Supply of Assisted Housing**

- Developed De Anza Gardens (a tax credit property), consisting of 180 units in Bay Point, CA. De Anza is now fully operational and leased.
- Completed contracts for 230 units of project-based vouchers. These vouchers helped fund 624 units of new affordable housing (including the project-based vouchers).
- Provided 13 rental rehab loans for \$504,000 resulting in 30 additional units of affordable housing.
- Partnered with County to maximize utilization of Shelter-Plus Care program.

**Improve the Quality of Assisted Housing**

- Utilized over \$6 million in capital funds to maintain properties including extensive interior modernization at one site and exterior modernizations at several large sites.
- Implemented PG&E's energy savings program at four sites.
- Completed over 65,000 work orders.
- Published a landlord newsletter to develop better communications between HCV property owners and HACCC.
- Instituted landlord training sessions for HCV owners/managers.
- Increased educational programs for staff in both the public housing and housing choice voucher programs.

**Increase Assisted Housing Choices**

- Outreach and training of existing and potential HCV landlords has increased.
- Voucher payment standards were increased to 100% of FMR.
- Signed contracts for 230 PBV units.

### **Provide an Improved Living Environment**

- Provided funding for additional police/Sheriff patrols at three targeted public housing complexes.
- In conjunction with several County and local agencies, coordinated funding so as to increase Sheriff patrols throughout North Richmond, including the Authority's Las Deltas property.
- Purchased direct voice communication devices to facilitate communication between management staff and sheriff and local law enforcement officers at these three public housing properties.
- Converted public housing units at one site into a command center for the Sheriff's office.
- Installed surveillance cameras at two properties.
- Facilitated Neighborhood Watch and Block Captain programs at two public housing properties.
- Opened the Young Adult Empowerment Center at Las Deltas. The Center provides a variety of activities including recreational, job training, counseling and library programs.
- Operate a separate youth recreational facility at the Las Deltas Public Housing complex in North Richmond.
- Partnered with the City of Oakley to offer City Parks and Recreation classes at Casa de Mañana community center (open to both public housing residents and the community at large).
- Partnered with the Department of Justice to provide funding for "Camp BOLT" (Building Our Leaders for Tomorrow), a mentoring and higher education program for the youth of Las Deltas in North Richmond, Bayo Vista in Rodeo, and in El Pueblo in Pittsburg, CA.
- Continued operation of a variety of other social, nutrition and service programs at our properties.

### **Promote self-sufficiency and asset development of families and individuals**

- During this period, HACCC had 114 participants graduate from its FSS Program with over \$751,000 in escrow.

- Partnered with the Workforce Development Board to utilize summer youth employees to increase landscaping and groundskeeping services to HACCC's properties.
- Partnered with the Workforce Services Bureau to utilize Subsidized Employment Training employees to increase landscaping and groundskeeping services to HACCC's properties.

#### **Ensure Equal Opportunity in Housing for all Americans**

- Provided training on the Violence Against Women Act for all HCV and public housing managers.
- Provided training on Limited English Proficiency requirements for all HCV and public housing managers.
- Legal Aid provided HACCC staff with Fair Housing training for all HCV and public housing Directors and Managers.
- Worked with various social service providers to conduct outreach to families and individuals who are disabled, homeless or who have limited English proficiency when HACCC opened its HCV wait list in November 2008.

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. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA39P01150108 (P) Replacement Housing Factor Grant No: Date of CFPP:		<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval: 2010</b>	
<b>PHIA Name:</b> Housing Authority of the County of Contra Costa					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
<b>Type of Grant</b>		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<b>Summary by Development Account</b>		<b>Total Estimated Cost</b>		<b>Total Actual Cost<sup>1</sup></b>	
<b>Line</b>		<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	416,000			
3	1408 Management Improvements	416,000			
4	1410 Administration (may not exceed 10% of line 21)	208,000			
5	1411 Audit	2,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	236,060			
8	1440 Site Acquisition				
9	1450 Site Improvement	132,000			
10	1460 Dwelling Structures	450,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	20,000			
13	1475 Non-dwelling Equipment	25,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
6	1495.1 Relocation Costs	80,000			
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

<sup>4</sup> RHF funds shall be included here.

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. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant: 2010</b>	
<b>PHA Name:</b> Housing Authority of the County of Contra Costa	<b>Grant Type and Number</b> Capital Fund Program Grant No: CA39P01150110 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval: 2010</b>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
<b>Type of Grant</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
<b>Line</b>	<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>
18a	1501 Collateralization or Debt Service paid by the PHA		Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	102,000	
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,087,060	
21	Amount of line 20 Related to LBP Activities	30,000	
22	Amount of line 20 Related to Section 504 Activities	15,000	
23	Amount of line 20 Related to Security - Soft Costs	416,000	
24	Amount of line 20 Related to Security - Hard Costs	30,000	
25	Amount of line 20 Related to Energy Conservation Measures	120,000	
<b>Signature of Executive Director Joseph Villarreal</b>		<b>Signature of Public Housing Director</b>	
<b>Date</b>		<b>Date</b>	
6-22-10			

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



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

Ministry of Economy of the County of Colima Costa

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

# 2010 Capital Fund

## Capital Fund Program (CFP) Amendment

To The Consolidated Annual Contributions  
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) County of Contra Costa Housing Authority (CA011) (herein called the "PHA")  
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions  
Contract(s) ACC(s) Numbers(s) SF-182 dated 2/24/1962

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 15,434.00 for Fiscal Year 2010 to be referred to under Capital Fund Grant Number CA39R01150110

PHA Tax Identification Number (TIN): On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 74 77

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

(i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1).

OR

☒ (ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein.

OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

The parties have executed this Agreement, and it will be effective on 7/15/2010. This is the date on which CFP assistance becomes available to the PHA for obligation.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one) : ☐ Yes ☒ No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

U.S. Department of Housing and Urban Development  
By Stephen A. Anella Date 7/15/2010

Title Director  
Office of Public Housing

San Francisco

PHA Executive Director  
By Joseph Villarreal Date: 6-23-10

Title Executive Director

Previous versions obsolete

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. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2011 FFY of Grant Approval: 2011	
PHA Name: County of Contra Costa	Grant Type and Number Capital Fund Program Grant No: CA39P01150111 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised <sup>2</sup>	Obligated Total Actual Cost <sup>1</sup> Expended
1	Total non-CFF Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	345,000	
3	1408 Management Improvements	345,000	
4	1410 Administration (may not exceed 10% of line 21)	172,000	
5	1411 Audit	2,000	
6	1415 Liquidated Damages		
7	1430 Fees and Costs	236,012	
8	1440 Site Acquisition		
9	1450 Site Improvement	72,000	
10	1460 Dwelling Structures	408,000	
11	1465.1 Dwelling Equipment—Nonexpendable	100,000	
12	1470 Non-dwelling Structures	20,000	
13	1475 Non-dwelling Equipment	25,000	
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.

<sup>4</sup> RHF funds shall be included here.

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. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2011 FFY of Grant Approval: 2011	
PHIA Name: Housing Authority of the County of Contra Costa	Grant Type and Number Capital Fund Program Grant No: CA39P01150111 Replacement Housing Factor Grant No: Date of CFFP:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>
		Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	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 lines 2 - 19)	1,725,012	
21	Amount of line 20 Related to LBP Activities	10,000	
22	Amount of line 20 Related to Section 504 Activities	15,000	
23	Amount of line 20 Related to Security - Soft Costs	345,000	
24	Amount of line 20 Related to Security - Hard Costs	100,000	
25	Amount of line 20 Related to Energy Conservation Measures	30,000	
Signature of Executive Director Joseph Villarreal		Signature of Public Housing Director	
Date 8/1/11		Date	

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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

form HUD-50075.1 (4/2008)

**Capital Fund Program  
(CFP) Amendment**

To The Consolidated Annual Contributions  
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) County of Contra Costa Housing Authority (CA011 ) (herein called the "PHA")  
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions  
Contract(s) ACC(s) Numbers(s) SF-182 dated 2/24/1962

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 1,725,012.00 for Fiscal Year 2011 to be referred to under Capital Fund Grant Number CA39P01150111

PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 76

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

(i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1).

OR

☒ (ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein. OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

The parties have executed this Agreement, and it will be effective on 8/3/2011. This is the date on which CFP assistance becomes available to the PHA for obligation.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one) : ☐ Yes ☒ No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

U.S. Department of Housing and Urban Development  
By

Date:

PHA Executive Director  
By

Date: 8/2/11

Title

Title Joseph Villarreal  
Executive Director

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. 2577-0226  
Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: CA39P01150112 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2012 FFY of Grant Approval: 2012	
PHA Name: Housing Authority of the County of Contra Costa					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
Summary by Development Account		Total Estimated Cost		Total Actual Cost <sup>1</sup>	
Line		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	321,000			
3	1408 Management Improvements	321,000			
4	1410 Administration (may not exceed 10% of line 21)	160,000			
5	1411 Audit	2,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	189,961			
8	1440 Site Acquisition				
9	1450 Site Improvement	326,000			
10	1460 Dwelling Structures	184,000			
11	1465.1 Dwelling Equipment—Nonexpendable	60,000			
12	1470 Non-dwelling Structures	20,000			
13	1475 Non-dwelling Equipment	25,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.

<sup>4</sup> RHF funds shall be included here.



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

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

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. 2577-0226  
Expires 4/30/2011

Part II: Supporting Pages				Federal FFY of Grant: 2012			
PHA Name: Housing Authority of the County of Contra Costa		Grant Type and Number Capital Fund Program Grant No: CA39P01150112 CFFP (Yes/No): no Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
				Original	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA-Wide	Operations	1406		321,000			
	Agencywide Security	1408		255,000			
	Resident Services	1408		66,000			
	Administration	1410		160,000			
	Audit	1411		2,000			
	Project Management, Planning Costs	1430		189,961			
CA011001/4 Alhambra Terrace, Bridgmont, Los Nogales	Site Improvements	1450		40,000 ✓			
CA011005 El Pueblo	Site Improvements - Asphalt Repairs	1450		244,000 ✓			
CA011006/9A/9B Las Deltas	Site Improvements	1450		20,000 ✓			
	Select Unit Modernization	1460		62,000 ✓			
	Security Door & Window Covers	1465.1		40,000 ✓			
CA011010/ Bayo Vista	Site improvements	1450		22,000 ✓			
	Select Unit Modernization	1460		122,000 ✓			
	Security Door & Window Covers	1465.1		20,000 ✓			
PHA-Wide	Accessibility Improvements, per Physical Needs Assessment	1470		20,000 ✓			
	Maintenance Vehicle	1475		25,000 ✓			
	Relocation Costs	1495.1					
	Contingency	1502					
	Grant Total			1,608,961			



## 2012 Capital Fund

### Capital Fund Program (CFP) Amendment

To The Consolidated Annual Contributions  
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) County of Contra Costa Housing Authority(CA011) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) SF-182 dated 2/24/1982

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 1,608,961.00 for Fiscal Year 2012 to be referred to under Capital Fund Grant Number CA39P01150112  
PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 77

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

(i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1).

OR

(ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein.

OR

☒ (ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United

States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.


7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one): ☐ Yes ☒ No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

9. At a public housing development level and in the format and frequency established by HUD, the PHA is required to report on all Capital Fund grants awarded that have not closed, including information on the installation of energy conservation measures.

The parties have executed this Agreement, and it will be effective on March 12, 2012. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By _____ Date: _____	PHA Executive Director By  Date: 03-02-2012
Title _____	Title Joseph Villarreal Executive Director

Previous versions obsolete

form HUD-52840-A 03/04/2003

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. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA39P01150113 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2013</b> <b>FFY of Grant Approval: 2013</b>	
<b>PHA Name:</b> County of Contra Costa					
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Total Estimated Cost Revised<sup>2</sup></b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup> Expended</b>
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	321,000			
3	1408 Management Improvements	321,000			
4	1410 Administration (may not exceed 10% of line 21)	160,000			
5	1411 Audit	2,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	189,961			
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000			
10	1460 Dwelling Structures	520,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	20,000			
13	1475 Non-dwelling Equipment	25,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

<sup>4</sup> RHF funds shall be included here.

# Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

<b>Part I: Summary</b>						
PHA Name/Number: Housing Authority of the County of Contra Costa		Locality: Contra Costa County, California		<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2013	Work Statement for Year 2 FFY 2014	Work Statement for Year 3 FFY 2015	Work Statement for Year 4 FFY 2016	Work Statement for Year 5 FFY 2017
B.	Physical Improvements Subtotal	Annual Statement	580,000	580,000	580,000	580,000
C.	Management Improvements		345,000	345,000	345,000	345,000
D.	PHA-Wide Non-dwelling Structures and Equipment		45,000	45,000	45,000	45,000
E.	Administration		172,000	172,000	172,000	172,000
F.	Other		238,012	238,012	238,012	238,012
G.	Operations		345,000	345,000	345,000	345,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing -- Debt Service					
K.	Total CFP Funds		1,725,012	1,725,012	1,725,012	1,725,012
L.	Total Non-CFP Funds					
M.	Grand Total		1,725,012	1,725,012	1,725,012	1,725,012

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)

PHA Name/Number: Housing Authority of the County of Contra Costa		Locality: Contra Costa County, California				<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2013	Work Statement for Year 2 FFY 2014	Work Statement for Year 3 FFY 2015	Work Statement for Year 4 FFY 2016	Work Statement for Year 5 FFY 2017	
		Annual Statement					
	CA011001/Alhambra Terrace			200,000			
	CA011003/Bridgmont					80,000	
	CA011004/Los Nogales			280,000			
	CA011005/El Pueblo		100,000		80,000		
	CA011006/Las Deltas					200,000	
	CA011008/Los Arboles				200,000		
	CA011009A/Las Deltas Annex 1		100,000				
	CA011009B/Las Deltas Annex 2		100,000				
	CA0110010/Bayo Vista		200,000				
	CA0110011/Hacienda					100,000	
	CA0110012/Casa de Manana			100,000			

**Capital Fund Program—Five-Year Action Plan**

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

CA0110013/Casa Serena				100,000	100,000
CA0110015/Elder Winds				200,000	
CA0110017/Vista del Camino					100,000
CA0110018/Kidd Manor			80,000	80,000	



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

[illegible]

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001**

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 4 FFY 2016		Work Statement for Year 5 FFY 2017			
	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 Appendix						
Statement	CA011005/El Pueblo – Remodel Select Units		80,000			
				CA011003/Bridgmont – Remodel Select Units		80,000
				CA011006/Las Deltas – Remodel Select Units		200,000
				CA0110011/Hacienda – Interior Modernization		100,000
	CA011008/Los Arboles – Unit Modernization		200,000	CA0110013/Casa Serena – Remodel Select Units		100,000
	CA0110013/Casa de Serena – Select Unit Modernization		100,000	CA0110017/Vista del Camino – Remodel Select Units		100,000
	CA0110015/Elder Winds – Unit Modernization		200,000			
	Subtotal of Estimated Cost		\$ 580,000	Subtotal of Estimated Cost		\$ 580,000

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001**

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2013	Work Statement for Year 2 FFY 2014		Work Statement for Year 3 FFY 2015	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual	Agencywide Security	255,000	Agencywide Security	255,000
Statement	Resident Services	90,000	Resident Services	90,000
	Subtotal of Estimated Cost	\$ 345,000	Subtotal of Estimated Cost	\$ 345,000

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001**

Part III: Supporting Pages – Management Needs Work Statement(s)					
Work Statement for Year 4 FFY 2016		Work Statement for Year: 5 FFY 2017			
Work Statement for Year 1 FFY	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost	
See					
Annual	Agencywide Security	255,000	Agencywide Security	255,000	
Statement	Resident Services	90,000	Resident Services	90,000	
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