

PHA 5-Year and Annual Plan

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

**OMB No. 2577-0226
Expires 4/30/2011**

1.0	PHA Information PHA Name: The Housing Authority of the City of Yuma PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing PHA Fiscal Year Beginning: (MM/YYYY): 07/2011 PHA Code: AZ035 <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8)				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 235 Number of HCV units: 1,138				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: N/A for Annual Plans.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. N/A for Annual Plans.				

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>a) PHA Plan elements that have been revised since last Annual plan submission</p> <ul style="list-style-type: none"> • Fair Housing and Equal Opportunity (ACOP & Admin Plan): Added new reference based on the Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition against National Origin Discrimination Affecting Limited English Proficient Persons published on January 22, 2007 in the Federal Register. • Fair Housing and Equal Opportunity (ACOP & Admin Plan): PHA may not grant reasonable accommodation for medical marijuana. • Fair Housing and Equal Opportunity (ACOP & Admin Plan): PIH Notice 2006-13 summarizes information about pertinent laws and implementing regulations related to non-discrimination and physical accessibility in federally funded housing programs. • Applicants, Waiting List, and Tenant Selection (ACOP & Admin Plan): Added new requirement to include form 92006 supplement to application for Federally Assisted Housing. With this form, the applicant has the option to add an additional contact person to the application. • Leasing and Inspections/Briefings and Voucher Issuance (ACOP/Admin Plan): New forms included in briefing packet. "Is Fraud Worth It?" and "What You Should Know about EIV." • Income and Rent Determinations (ACOP & Admin Plan): The PHA must make a special calculation of annual income when the Social Security Administration overpays an individual resulting in a withholding or deduction from his or her benefit amount until the overpayment is paid in full per PIH Notice 2010-31. • HQS and RR (Admin Plan): During the winter months from November through January, HACY will allow 90 days for owners to install a cooling system. • HQS and RR (Admin Plan): If there is only one meter for more than one unit, the owner will be responsible for paying the utility. • HQS and RR (Admin Plan): Units that receive some form of Federal, State, or Local Rent Assistance cannot be considered as comparable units as per PIH Notice 2010-18. • Moving with Continued Assistance and Portability (Admin Plan): The initial PHAs are now required to send a copy of the family's current EIV data to the receiving PHAs. • Reexaminations (ACOP & Admin Plan): HACY will not process an interim reexamination when the decrease in income was caused by a deliberate action of the tenant to avoid paying rent and the decrease will last less than a month. • Reexaminations (ACOP & Admin Plan): Families are not required to report when a family member turns 18 between annual reexaminations, however, if they are employed, families must report the change. • Terminations (ACOP & Admin Plan): The PHA must immediately terminate program assistance for deceased single member households per PIH Notice 2010-9. • Program Integrity (ACOP & Admin Plan): EIV requires that PHAs provide applicants and participants with form HUD 52675, "Debts Owed to PHAs and Termination." It also requires that all adult members of the applicant or participant family to acknowledge receipt of the form by signing a copy of the form. • Program Administration (ACOP & Admin Plan): HACY will require a minimum monthly payment of \$25 for all promissory notes. • Program Administration (ACOP & Admin Plan): PIH Notice 2010-19 recommends that the family's monthly share of rent plus the monthly payment should not exceed 40% of the family's adjusted income. However, this notice acknowledges that PHA's have the discretion to establish thresholds and policies for repayment agreements with the families. HACY will continue to use its current thresholds for repayment of debts. • Program Administration (ACOP & Admin Plan): If a family can provide evidence satisfactory to the PHA that the threshold applicable to the family's debt would impose an undue hardship, the PHA may, in its sole discretion, determine that a lower monthly payment is reasonable. If the evidence provided is satisfactory, HACY will accept a \$25 minimum monthly payment. In making its determination, the PHA will consider the following: the amount owed by the family, the reasons for the debt, the family's current and potential income and expenses, the family's current family rent share, the family's history of meeting its financial responsibilities, VAWA, and reasonable accommodation. <p>Violence Against Women ACT (VAWA) – HACY continues to comply with VAWA to support and assist victims of domestic violence, dating violence, sexual assault, or stalking. To protect certain victims as well as members of the victims' immediate families from losing their HUD assisted housing as a consequence of the abuse of which they were the victims. Our program participants are provided a copy of the Notification of Rights under VAWA as part their initial move-in or lease-up packet.</p> <p>b) Copies of the 5-Year and Annual PHA Plan is located at the Housing Authority of the City of Yuma 420 S. Madison Avenue Yuma, AZ 85364 and website-www.hacy.org.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>HACY currently has 276 Family Self-Sufficiency participants. HACY produced 3 Homeowners this past fiscal year. HACY currently administers 34 Project-based Vouchers.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>

8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <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.</p> <p>N/A</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>N/A – HACY is a high-performing PHA completing its Annual Plan Update.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>N/A – HACY is a high-performing PHA completing its Annual Plan Update.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>N/A – HACY is a high-performing PHA completing its Annual Plan Update.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>“No Comments from RAB”</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>

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 3/31/2014

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: AZRFB550J09 Date of CFFP: 09/03/2009	Replacement Housing Factor Grant No:	FFY of Grant: 2009
PHA Name: Housing Authority of the City of Yuma				FFY of Grant Approval: 2009
Type of Grant	Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: 2)		
Original Annual Statement Performance and Evaluation Report for Period Ending:	Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹
		Original	Revised ²	Expended
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) ³	42,500	78,856	42,500
3	1408 Management Improvements	30,000	30,000	30,000
4	1410 Administration (may not exceed 10% of line 21)	25,000	79,251.72	73,013.06
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement		15,000	
10	1460 Dwelling Structures	325,931	217,483.21	217,483.21
11	1465.1 Dwelling Equipment—Nonexpendable	1,650	846.07	846.07
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition		3,644	3,644
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴			
18a	1501 Collateralization of Debt Service paid by the PHA			
18ba	9000 Collateralization of 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)	425,081	425,081	367,486.34
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security – Soft Costs			
24	Amount of line 20 Related to Security – Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			

¹ To be completed for the Performance and Evaluation Report


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

³ PHAS with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ 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
 Expires 3/31/2014

Part I: Summary		FFY of Grant: 2009	
PHA Name: Housing Authority of the City of Yuma		Replacement Housing Factor Grant No: 2	
Grant Type and Number Capital Fund Program Grant No: AZRFB550(09)		FFY of Grant Approval: 2009	
Date of CFPP: 09/03/2009			
Type of Grant	Reserve for Disasters/Emergencies	Revised Annual Statement (revision no:)	
Original Annual Statement		Final Performance and Evaluation Report	
Performance and Evaluation Report for Period Ending:		Total Estimated Cost	Total Actual Cost
Line	Summary by Development Account	425,081	373,725
		Original Revised	Obligated
			367,486.34
Signature of Executive Director		Date	
		6/13/11	
		Signature of Public Housing Director	
		Date	

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Yuma		Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA-Wide	6/30/2012		6/30/2013		
PHA-Wide	6/30/2012		6/30/2013		
PHA-Wide	6/30/2012		6/30/2013		
AZ16P035001	6/30/2012		6/30/2013		
AZ16P035003	6/30/2012	3/31/2011	6/30/2013	3/31/2011	Completed earlier than expected
AZ16P035013	6/30/2012	3/31/2011	6/30/2013	3/31/2011	Completed earlier than expected
AZ16P035003	6/30/2012	9/30/2011	6/30/2013	9/31/2011	Completed earlier than expected
AZ16P035003	6/30/2012	12/31/2011	6/30/2013	12/31/2011	Completed earlier than expected
AZ16P035004	6/30/2012	12/31/2011	6/30/2013	12/31/2011	Completed earlier than expected
AZ16P035005	6/30/2012	12/31/2011	6/30/2013	12/31/2011	Completed earlier than expected
AZ16P035008	6/30/2012	12/31/2011	6/30/2013	12/31/2011	Completed earlier than expected
PHA-Wide	6/30/2012	3/31/2011	6/30/2013	3/31/2011	Completed earlier than expected

¹ 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.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Yuma		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date		

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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary		PHA Name: Housing Authority of the City of Yuma		Grant Type and Number Capital Fund Program Grant No: A2X0035010 Date of CFP: 07/12/2010		Replacement Housing Factor Grant No:		FFY of Grant: 2010	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 2)		Final Performance and Evaluation Report		FFY of Grant Approval: 2011	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended		
1	Total non-CFP Funds								
2	1406 Operations (may not exceed 20% of line 21) ³	42,100		111,785.50	42,100		42,100		
3	1408 Management Improvements	40,000		75,085.45	45,590.42		13,508.58		
4	1410 Administration (may not exceed 10% of line 21)	38,284.39		38,284.39	38,284.39		38,284.39		
5	1411 Audit								
6	1415 Liquidated Damages								
7	1430 Fees and Costs								
8	1440 Site Acquisition								
9	1450 Site Improvement	81,280		46,280	25,992.56		25,992.56		
10	1460 Dwelling Structures	64,900		50,900	40,954.53		40,954.53		
11	1465.1 Dwelling Equipment—Nonexpendable	8,877.81		8,980.75	8,980.75		9,060.75		
12	1470 Non-dwelling Structures								
13	1475 Non-dwelling Equipment	145,654.80		89,780.91	80,094.70		80,094.70		
14	1485 Demolition								
15	1492 Moving to Work Demonstration								
16	1495.1 Relocation Costs								
17	1499 Development Activities ⁴								
18a	1501 Collateralization or Debt Service paid by the PHA								
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)	421,097		421,097	280,997.35		249,915.51		
21	Amount of line 20 Related to LBP Activities								
22	Amount of line 20 Related to Section 504 Activities								
23	Amount of line 20 Related to Security - Soft Costs								
24	Amount of line 20 Related to Security - Hard Costs								
25	Amount of line 20 Related to Energy Conservation Measures								

¹ To be completed for the Performance and Evaluation Report.



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

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

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 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
 Expires 3/31/2014

Part I: Summary	
PHA Name: Housing Authority of the City of Yuma	Grant Type and Number Capital Fund Program Grant No: AZR0550110 Date of CFPP: 07/12/2010
FFY of Grant: 2010	Replacement Housing Factor Grant No: 2
FFY of Grant Approval: 2011	
Type of Grant Original Annual Statement Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies () Revised Annual Statement (revision no:) Final Performance and Evaluation Report
Line	Summary by Development Account
	Total Estimated Cost 421,097
	Original Revised 6/13/11
	Date 6/13/11
Signature of Executive Director 	Signature of Public Housing Director 
	Total Actual Cost¹ Expended 249,915.51
	Obligated 280,997.35

Part II: Supporting Pages											
PHA Name: Housing Authority of the City of Yuma		Grant Type and Number Capital Fund Program Grant No. AZ2H0550110 Replacement Housing Factor Grant No:			CFFP (Yes/ No):					Federal FFY of Grant: 2010	
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	Revised ¹	Funds Obligated ²	Funds Expended ²				
PHA-Wide	Operations	1406		42,100	111,785.50	42,100	42,100	In progress			
PHA-Wide	Step-up Program	1408		40,000	40,000	40,000	13,508.58	In progress			
PHA-Wide	Computer Improvement	1408			35,085.45	4,590.42		In progress			
PHA-Wide	Executive Director Salary and Fringe	1410		31,334.39	31,334.39	31,334.39	31,334.39	Complete			
PHA-Wide	Environmental Assessment	1410		6,950	6,950	6,950	6,950	Complete			
AZ16P035001	Security cameras	1450		10,000				Dropped			
AZ16P035001	Improve landscape at 420 Office	1450		10,000	10,000	9,862.56	9,862.56	Complete			
AZ16P035003	Improve landscape at 280	1450		10,000	10,000	3,425	3,425	In progress			
AZ16P035004	Seal parking lots at Project 4	1450		2,205	2,205	2,205	2,205	Complete			
AZ16P035008	Improve playground landscape	1450		16,000	16,000	2,425	2,425	In progress			
AZ16P035008	Remove & replace concrete driveways	1450		25,000				Dropped			
AZ16P035013	Seal parking lots at project 13	1450		8,075	8,075	8,075	8,075	Complete			
AZ16P035001	Interior painting at 420 office	1460		4,900	4,900	4,900	4,900	Complete			
AZ16P035001	Install new vinyl floors	1460		14,000				Dropped			
AZ16P035001	Roofing 1350 office	1460		25,000	25,000	16,404.53	16,404.53	In progress			
AZ16P035001	Install 3-Ton A/C heat pump	1460		6,000	6,000	4,800	4,800	In progress			
AZ16P035007	Replace 50 toilets	1460		15,000	15,000	14,850	14,850	In progress			
AZ16P035001	Replace fire extinguishers – 28 units	1465.1		1008.33	1008.33	1008.33	1008.33	Complete			
AZ16P035003	Replace fire extinguishers – 50 units	1465.1		1,795.59	1,795.59	1,795.59	1,795.59	Complete			

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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
 Expires 3/31/2014

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Yuma		Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date		

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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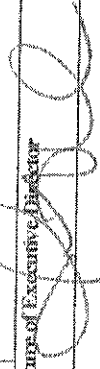
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary		Grant Type and Number		Replacement Housing Factor Grant No:		FFY of Grant: 2011	
PHA Name:		Capital Fund Program Grant No:		Date of CFP:		FFY of Grant Approval:	
Type of Grant		Revised Annual Statement (revision no:)		Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21)	58,755					
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ¹						
18a	1501 Collateralization or Debt Service paid by the PHA						
18aa	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)	58,755					
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

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³PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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 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
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Part I: Summary	
PHA Name: Housing Authority of the City of Yuma	Grant Type and Number Capital Fund/Program Grant No. Date of CFP: 08/20/11
	Replacement Housing Factor Grant No. FFY of Grant: 2011
Type of Grant Original Annual Statement Performance and Evaluation Report for Period Ending:	Revised Annual Statement (revision no.) Final Performance and Evaluation Report
Line Summary by Development Account	Total Estimated Cost
Signature of Executive Director 	Total Actual Cost ¹
Date 8/2/11	Obligated
	Expended
	Date

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

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the City of Yuma		Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date		

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.



HOUSING AUTHORITY OF THE CITY OF YUMA

420 South Madison Avenue

Yuma, Arizona 85364

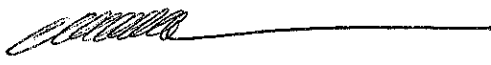
www.hacy.org



Michael J. Morrissey
Executive Director

Phone: (928) 782-3823
Fax: (928) 343-2595

To: Ms. Teresa Torres
Program Analyst, HUD

From: Michael Morrissey 
Executive Director

Date: November 23, 2011

Re: Capital Fund Program – Five-Year Action Plan FY 2011-2015

The Housing Authority of the City of Yuma (HACY) increased its Capital Fund allocation to Operations from \$40,000 to \$120,000 and to Administration Salary and Benefits from \$25,000 to \$40,000. This is due to our understanding that HUD has proposed to cut PHA's operating subsidy funding in its 2012 budget by 1 billion dollars and will continue to do so in the future years. We understand that our nation is experiencing very difficult economic times and we want to ensure that we have sufficient operating subsidy to continue to operate our Public Housing Stock efficiently and effectively.

According to the Federal Regulation, "Small PHA's that meet certain statutory criteria related to operating and maintaining their public housing in a safe, clean, and healthy condition may use 100 percent of their Capital Fund amounts for any statutorily eligible use under the Operating Fund." HACY has maintained its public housing in a safe, clean, and healthy condition. This is proven in our most recent REAC score in 2009, 91C.

Depending on future operating subsidy funding, HACY will re-allocate additional operating funds to additional physical needs of our properties on an as needed basis.

Additionally, we will continue to work with our Executive and Maintenance team to prioritize expenses and needs. We take pride in our community and also anticipate running an efficient, productive operation at HACY.

Thank you for your consideration.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part I: Summary

PHA Name/Number	Housing Authority of the City of Yuma	Locality (City/County & State) Yuma AZ	Original 5-Year Plan					Revision No: Work Statement for Year 5 FFY 2015
			Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015		
B.	Physical Improvements Subtotal	Annual Statement	212,200	193,250	239,500	205,250		
C.	Management Improvements							
D.	PHA-Wide Non-dwelling Structures and Equipment		50,000	50,000	50,000	50,000		
E.	Administration		40,000	40,000	40,000	40,000		
F.	Other							
G.	Operations		120,000	120,000	120,000	120,000		
H.	Demolition							
I.	Development							
J.	Capital Fund Financing—Debt Service							
K.	Total CFP Funds							
L.	Total Non-CFP Funds							
M.	Grand Total		422,200	403,250	449,500	415,250		

Capital Fund Program—Five-Year Action Plan

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Part I: Summary (Continuation)

PHA Name/Number Development Number and Name	Work Statement for Year 1 FFY 2011	Locality (City/county & State)		Original 5-Year Plan			Revision No: Work Statement for Year 5 FFY 2015
		Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015		
	Annual Statement						
PHA-Wide	352,755	210,000	210,000	210,000	210,000	210,000	
AZ16P035001		3,000	44,000	15,300	0	0	
AZ16P035003		37,600	32,500	148,400	42,150	42,150	
AZ16P035004		15,000	34,500	0	39,700	39,700	
AZ16P035005		68,000	0	29,000	61,600	61,600	
AZ16P035007		20,500	0	0	3,500	3,500	
AZ16P035008		23,100	17,000	24,800	3,800	3,800	
AZ16P035013		45,000	65,250	22,000	54,500	54,500	

