

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

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# PHA Plans for the Housing Authority of the County of San Mateo

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2004

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of the County of San Mateo

**PHA Number:** CA014

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/2004

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)  
*The mission of the Housing Authority of the County of San Mateo (HACSM) is to be results oriented and citizen-centered as it strives to (1) increase the availability of decent, safe and affordable housing in meeting the area housing needs; (2) ensure equal opportunity in housing for all; (3) promote self-sufficiency and asset development of families and individuals; and (4) improve community quality of life and economic viability. While fulfilling this mission HACSM strives to foster openness and integrity, value individuals, promote partnerships; deliver a high level of customer service, and effective leadership.*

**Progress Statement (FYB2004)**

*The Housing Authority of the County of San Mateo has increased available housing for program participants by implementing a new housing program called Supportive Housing. In 2003, we applied for and received funding for fourteen new vouchers issued under the Supportive Housing Program and twenty new vouchers which were added under the Frequent User Supportive Housing Program. This program is specifically designed to serve the homeless and disabled population, which receives supportive services through various county departments and other social service providers.*

*Our Moving to Work program has also been a great success. The program has a 100% lease up rate and all of the participating families have signed up for the self-sufficiency component of the program. Consequently, 187 of these MTW participant families have opened up escrow accounts with an average escrow amount of \$1,559.00 per person. The Housing Authority has also been awarded \$121,200.00 by HUD, for the purpose of hiring additional Family Self-Sufficiency Coordinators dedicated solely to our Homeownership Program.*

*Programs such as Moving to Work and Supportive Housing ensure that the Housing Authority provides equal housing opportunities for a broad range of participants.*

## **B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

### **HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers: **Respond to appropriate NOFAs**
  - Reduce public housing vacancies: **Maintain at least a 95% lease up rate conducting outreach to the waiting list applicants.**
  - Leverage private or other public funds to create additional housing opportunities: **Research resources including project based vouchers**
  - Acquire or build units or developments
  - Other (list below)

#### **Progress Statement (FYB2004)**

*The Housing Authority applied for 75 vouchers, designated specifically for participants with disabilities, under the 2002 super NOFA. Unfortunately, this application was denied. However, we have also applied for and received a total of thirty-four new vouchers under the newly-initiated Supportive Housing Program.*

*In regards to public housing, the Housing Authority has appointed a new Public Housing Supervisor, who is responsible for oversight of all public housing operations. This Public Housing Supervisor has aggressively renewed outreach efforts directed towards reducing public housing vacancies. These outreach efforts have included sending out notices to select waiting list applicants for Midway Village and El Camino Village, as well as conducting prompt interviews with qualified applicants, in order to fill vacant units. As a result, we have been able to reduce public housing vacancy rate by 67% in the last 7 months. In the last year, 21 new families have moved into our public housing units, enabling us to achieve our goal of a 90% lease up rate. We plan to continue our efforts to reduce public housing vacancies through continued outreach and careful monitoring of our waiting list.*

*We have continued to expand our partnerships with a variety of county and community-based social service organizations, as part of an ongoing effort to provide additional housing to qualified participants. These partnerships are particularly well represented through programs such as Shelter Plus Care and Supportive Housing. These programs are made possible through our successful collaboration with public and private agencies such as the Mental Health Association, Aging and Adult Services, the Center for Independence of the Disabled, the Golden Gate Regional Center and Caminar CLC. Our*

*enduring partnership with these agencies has enabled us to provide additional housing for numerous housing participants.*

*Due to HUD's newly instituted over-leasing regulation, we will not be offering any project based vouchers in the near future.*

- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score) **73 (standard)**  
**Monitor and comply with new PHAS regulations.**
  - Improve voucher management: (SEMAP score) **65 (standard)**
  - Increase customer satisfaction: **Continue the on-going effort in customer satisfaction**
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
    - **Provide training to bring staff current with changes adopted in new policies pursuant to new regulations**
    - **Develop written procedures that incorporate all changes in policies and regulations**
    - **Improve file management systems as needed**
    - **Conduct UPCS inspections**
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
    - **Update public housing lease in accordance with HUD Public Housing Occupancy Guidebook**
    - **Implement Lease enforcement**

**Progress Statement (FYB 2004)**

*The Housing Authority improved its PHAS monitoring by utilizing the PHAS sub-module in our computer system. The system tracks Vacant Unit Turnaround time as well as all three sub-categories (Down Time, Make Ready Time, and Lease-up Time) required by HUD. In addition, as a result of utilizing the PHAS sub-module, we improved the completion rate for emergency and non-emergency work orders.*

*The Housing Authority has fully utilized its budget for the last fiscal year. In fact, we have been so successful that we are currently at a 103% lease up rate. Unfortunately, HUD has changed its policy regarding over-leasing, and we have had to reduce our program size through arbitration. Consequently, we have been unable to select new participants from the waiting list since last June.*

*As part of our ongoing effort to increase customer satisfaction, the Housing Authority continues to employ a quarterly customer survey for Section 8 landlords and participants. During our latest survey, 90% of the survey participants assigned the*

*Housing Authority a “good” or “excellent” customer service rating. In regards to Public Housing, the Housing Authority continues to follow its RASS Agency Follow-up Plan, in order to address concerns reflected in the annual public housing resident’s survey.*

*The Housing Authority continues to emphasize staff training as its top priority. The Housing Authority is committed to providing quality technical training for all staff members by utilizing established, nationally recognized training facilities such as Nan McKay and NAHRO. The Housing Authority also provides ongoing in-house training for new and existing staff members. By consistently incorporating training updates into our monthly all-staff meetings, we provide our staff with a forum through which they can address specific training issues.*

*In the last year, the Housing Authority has developed and implemented a comprehensive procedural manual. This manual is categorized by subject and an electronic copy is accessible to all staff members on the agency shared drive.*

*As a result of the recent RIM audit, the Housing Authority is currently undergoing a major re-structuring of its tenant files. We are currently in the process of creating a revised filing structure, designed to improve the completeness and quality of our tenant files. This new file structure will standardize the file format, streamline the distribution of documents, and create a clear audit trail.*

*The Housing Authority has employed a qualified firm to conduct UPCS inspections for all of its Public Housing Units.*

*The Housing Authority has provided on-site office at all its developments.*

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards: ***Increase or lower as appropriate***
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers: ***if appropriate***
- Other: (list below)
  - ***Maintain close relationships with communities surrounding the public housing developments.***
  - ***Public Housing Conversion to Vouchers, if appropriate***
  - ***Explore the feasibility for Section 8 Homeownership Program.***
  - ***Conduct outreach to waiting list families to establish site-based waiting list for Project based properties.***

**Progress Statement (FYB 2004)**

*The Housing Authority has incorporated mobility counseling into its voucher briefing process. All new voucher holders are provided with a list of available units containing a*

*wide variety of housing options. The Housing Authority also continues to conduct outreach and networking activities with local landlords and property owners, in order to increase available housing choices. Due to our ongoing outreach efforts, we have seen a marked increase in units located in cities which have a higher median income and would be considered affluent.*

*The Housing Authority has not changed its payment standards, because its payment standards continue to reflect current market rents.*

*The Housing Authority has explored the feasibility of implementing a homeownership program, by contacting community partners such as Fannie Mae, Habitat for Humanity, and the Housing and Community Development Agency. The Housing Authority has also received a grant award from HUD, which has been allocated to hiring additional Family Self-Sufficiency Coordinators for our Homeownership program.*

### **HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment
- Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
    - **Improve and update exterior lighting.**
    - **Improve enforcement of lease agreement.**
    - **Increase ground patrols by police and Housing Authority staff.**
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)

#### **Progress Statement (FYB 2004)**

*The Housing Authority engages in income targeting in order to promote deconcentration in its public housing developments. We have admitted higher income households into our lower income developments, in order to adhere to the HUD income targeting requirements for all new admissions. As a result, we have established a balanced income mix at our two public housing developments. The presence of higher income participants is evident when viewing the rent roll for these complexes.*

*In order to increase security, the Housing Authority is currently evaluating lighting improvement options at our public housing developments. In the mean time, we have implemented a maintenance schedule (i.e. a regular cleaning of the light fixtures) in order to increase lighting at these developments. We are also strictly enforcing the agency's pet policy at our public housing developments. In order to increase safety for our public housing residents, we are actively pursuing the removal of unsafe animals*

*from the premises. We have also arranged for an increased police presence at our public housing developments. This increased police presence consists of regularly scheduled police patrols of the grounds and the establishment of a direct phone line between the Housing Authority Public Housing Office and the local police department.*

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Increase the number and percentage of employed persons in assisted families:

Provide or attract supportive services to improve assistance recipients' employability:

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Other: (list below)

- ***Collaborate with community partners to identify and implement programs that can promote self-sufficiency***

**Progress Statement (FYB 2004)**

*Our Moving to Work program continues to be a great success. The program has a 100% lease up rate and all of the participating families have signed up for the self-sufficiency component of the program. Case management for these participants is either provided by our in-house Family Self-Sufficiency Coordinators or the by Human Investment Project. 187 of these MTW participant families have opened up escrow accounts. In addition, we have maintained efforts to promote the Self-Sufficiency Program to our Section 8 Program participants. The Housing Authority also participates in weekly, interagency Family Self Sufficiency meetings, designed to promote self sufficiency among special needs clients.*

*The Housing Authority is also engaged in promoting self sufficiency among participants enrolled in our Special Programs. Special Programs, such as Shelter Plus Care and Supportive Housing, are designed specifically for disabled individuals in need of housing assistance. These special programs require the Housing Authority to collaborate with a variety of community partners such as non-profit agencies, social service organizations and independent living skills programs.*

*The Housing Authority continues to explore the feasibility of implementing a Homeownership Program. The Housing Authority has received a grant award from HUD, which has been allocated to hiring additional Family Self-Sufficiency Coordinators for the latter program.*

*Contracting negotiations are still underway for 25 participants under the ROSS program.*

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: ***Continue collaboration with county departments and other agencies serving disabled and aging populations to ensure equal access to assisted housing.***
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: ***Identify special needs of applicants and program participants to link them with the appropriate type unit.***
  - Other: (list below)

**Progress Statement (FYB 2004)**

*During 2003, the Housing Authority continued its collaboration with the Center for Independent Living, for the purpose of making appropriate improvements to rental units occupied by persons with disabilities. The Housing Authority has also collaborated with other non-profit organizations and county agencies, such as Aging and Adult Services, PARCA and Golden Gate Regional Center. These partnerships have successfully provided supportive services for our elderly and disabled participants.*

*As part of our ongoing effort to provide improved service to persons with disabilities, the Housing Authority has modified its application form to allow applicants/participants to identify special accommodation needs. We are also in the process of modifying our Section 8 vacant unit listing, to include and highlight information regarding the accessibility features of vacant units. We are currently developing a procedure designed to identify disabled applicants on our wait list, so that we may provide those applicants with information regarding accessible units.*

*We have also created new position devoted primarily to 504 compliance issues. The Program Development Specialist has complete oversight of all issues involving the Americans with Disabilities Act and the Fair Housing Act. This position was created specifically to ensure that all participants have equal access to available housing.*

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2004**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

*The Housing Authority of the County of San Mateo (HACSM) has prepared the following Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements*

*The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program and other members of the public may locate basic PHA policies, rules and requirements of the operations, programs and services of the Agency.*

*The Mission Statement and the Goals and Objectives were based on information contained in our jurisdiction's Consolidated Plan and will assure that our residents will receive the best customer service.*

*Excellent customer service and fulfillment of the Mission Statement and Goals and Objectives is ensured by implementation of a series of policies that are on display with this Plan. The Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan are the two primary policies on display. These important documents cover the public housing tenant selection and assignment plan, outreach services, PHA's responsibility to Section 8 owners landlords, grievance procedures, etc.*

*As part of the planning process, the HACSM appointed a Resident Advisory Board that reviewed the Plan. Members of this Board included Section 8 participants, public housing residents, and property owners. Their comments are attached to this plan.*

*The most important challenges to be met by the Housing Authority of the County of San Mateo for the FY 2004 include:*

- Expand the supply of assisted housing by pursuing all available housing opportunities;*
- Train staff to fully understand and take advantage of opportunities in the new law and regulations to better serve our community and our customers, the residents;*
- Identify, develop and leverage services to enable low-income families to become self-sufficient.*
- Closely monitor program utilization to maintain a 100% lease-up rate.*

*In closing, this Annual PHA Plan exemplifies the commitment of the Housing Authority of the County of San Mateo to meet the housing needs of the full range of low-income residents. The Housing Authority in partnership with agencies from all levels of government, the business community, non-profit community groups, and residents will use these plans as a road map to reach the “higher quality of life” destination for San Mateo County.*

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- Admissions Policy for Deconcentration (*ca014a01*)
- FY 2004 Capital Fund Program Annual Statement (*ca104b01*)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Other (List below, providing each attachment name)
  - Substantial Deviation and Significant Amendment or Modification (ca014d01)*
  - Membership of the Resident Advisory Board of Boards (ca014e01)*
  - Pet Policy - Elderly/Disabled (ca014f01)*
  - Pet Policy – Family (ca014g01)*
  - Summary of Policy Program Changes for the Upcoming Year (ca014h01)*

*Deconcentration and Incoming Mixing statement (ca014i01)*  
*Voluntary Conversion Initial Assessment (ca014j01)*  
*Section 8 Project Based Voucher Program (ca014k01)*  
*RASS Agency Follow-Up Plan (ca014l01)*  
*Statement of Progress (ca014m01)*

**Optional Attachments:**

- PHA Management Organizational Chart
- FY 2004 Capital Fund Program 5 Year Action Plan (*ca014c01*)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)  
*2002 Performance and Evaluation Report (ca014n01)*  
*2003 Performance and Evaluation Report (ca014o01)*

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public	Annual Plan: Designation of

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	housing (Designated Housing Plans)	Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Moving-to-Work agreement with HUD	Annual Plan: Community Service and Self Sufficiency
X	Voluntary Conversion Initial Assessment	Annual Plan: Conversion of Public Housing to Tenant-Based Assistance

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

## A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	9084	5	5	3	2	3	4
Income >30% but <=50% of AMI	8281	5	5	3	2	3	3
Income >50% but <80% of AMI	7863	5	5	3	2	3	2
Elderly	8768	5	5	4	1	3	3
Families with Disabilities	1600	5	5	5	5	2	4
White/Non-Hispanic	57.4%	4	3	2	1	1	1
White/Hispanic	17.3%	5	3	3	3	3	2
Black	5.9%	5	5	4	4	4	4
Asian/Pacific Islander	18.3%	5	4	3	2	3	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 1998-1999, 2000-2003 Housing Needs Section Tables and Analysis
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	5560		20
Extremely low income <=30% AMI	3670	66%	
Very low income (>30% but <=50% AMI)	1168	21%	
Low income (>50% but <80% AMI)	612	11%	
Families with children	2891	52%	
Elderly families	837	14%	
Families with Disabilities	857	15%	
White/Non-Hispanic	1059	19%	
White/Hispanic	1439	26%	
Black	1595	29%	
Native/Asian/Pacific Islander	1210	22%	
Other	257	4%	
Characteristics by Bedroom Size (Public Housing Only)*			
1BR	3223	58%	
2 BR	1731	31.1%	
3 BR	593	10.7%	
4 BR	13	0.2%	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <b>24 months</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	9081		300
Extremely low income <=30% AMI	6610	73%	
Very low income (>30% but <=50% AMI)	1754	19%	
Low income (>50% but <80% AMI)	717	8%	
Families with children	4680	52%	
Elderly families	1392	15%	
Families with Disabilities	1586	17%	
White/Non-Hispanic	1991	22%	
White/Hispanic	2105	23%	
Black	2482	27%	
Native/Asian/Pacific Islander	1951	21%	
Other	552	6%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <b>24 months</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <b>Section 8 Project Based Voucher Program.</b>			

### C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

#### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
  - ***Include low-income applicants (when they have received notice that they will be terminated or laid off due to down sizing) to be eligible for the Section 8 Housing Choice Voucher Program***

#### **Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)
  - *Conduct community-wide outreach*

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2003 grants)</b>		
a) Public Housing Operating Fund	391,729.00	
b) Public Housing Capital Fund	256,147.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	59,103,487.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
- Mod Rehabilitation	1,041,574.00	Other
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2002 Capital Funds	298,778.00	Public housing capital improvements
2003 Capital Funds	256,147.00	
Moving-to-Work	50,000.00	Public housing supportive services
Supportive Housing (SNAP)	496,492.72	
Shelter + Care (C21-2011)	725,824.47	
Shelter + Care (C21-2010)	1,034,760.78	
Shelter + Care (C95-0011)	91,515.19	
Shelter + Care (C91-2001)	136,611.54	
Shelter + Care (C11-2001)	474,058.44	
<b>3. Public Housing Dwelling Rental Income</b>	850,320.00	Public housing operations
<b>4. Other income (list below)</b>		
PHA owned PBC rent collection	590,400.00	Public housing operations
Non-dwelling	26,230.00	
Interest Income	41,500.00	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	65,865,575.14	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number) ***1-5***
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
  - ***Who have passed the suitability check which includes a criminal background check and a credit history check.***

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) ***Credit History***

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2) Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

- *When waiting list is open, interested persons can obtain applications in the Newspaper, on the PHA web-site, or, as appropriate, at community services.*

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

*N/A – the PHA does not operate site-based waiting lists in its Public Housing Program*

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: *N/A*

**(4) Admissions Preferences**

a. Income targeting:

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed – *resident must be in good standing*
- Under-housed – *resident must be in good standing*
- Medical justification – *resident must be in good standing*
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
  
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences: *N/A*

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
  
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - ***Residents of the County of San Mateo***
  - ***Order of selection from lottery***

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences: *N/A*

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - 1 - ***Residents of the County of San Mateo***
  - 2 - ***Order of selection from lottery***

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy

- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

### **(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? *N/A*

- Adoption of site based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? *N/A*

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? *N/A*

- Not applicable: results of analysis did not indicate a need for such efforts  
 List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? *N/A*

- Not applicable: results of analysis did not indicate a need for such efforts  
 List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation  
 Criminal and drug-related activity, more extensively than required by law or regulation  
 More general screening than criminal and drug-related activity (list factors below)  
 Other (list below)
  - *(Pursuant to 982.201(b)(iii)) Low-income applicants who have received notice that they are being terminated or laid off from employment due to downsizing, are eligible for the Section Housing Choice Voucher Program.*

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

c. Indicate what kinds of information you share with prospective landlords?

- Criminal or drug-related activity  
 Other (describe below)  
**- Only required information**

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
  - *project-based voucher*

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)
  - *When waiting list is open, interested persons can obtain applications in the Newspaper, on the PHA web-site, or, as appropriate, at community services.*

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

- *The HACSM currently grants a total of 120 days search time at the time of voucher issuance. The HACSM may reconsider reducing the total search time to reflect the latest rental market condition.*

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences *N/A*

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - ***Residents of the County of San Mateo***
  - ***Order of selection from lottery***

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences *N/A*

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - 1 - *Residents of the County of San Mateo*
  - 2 - *Order of selection from lottery*

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one) *N/A*

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)
  - *Outreach and marketing to service providers and non-profit community-based organizations.*

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

#### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below: *N/A*

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

***PHA adopted Flat Rents***

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

- ***Upon completion of each annual recertification, residents will be informed of the income-based rent and schedule of flat rent. Based on the resident's selection, the PHA will implement the appropriate rent choice accordingly.***

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

***Deductions and exclusions as mandated by QHWRA.***

e. Ceiling rents (*No ceiling rents effective 9/30/02*)

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? *N/A*

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents *N/A*

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase *of \$200 dollars a month from the same income source*
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
- Other (list below)
  - *Decrease in income*
  - *Change in household composition*
  - *Change in income source*
  - *Any increase in income for -0- income families*

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR

- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? *N/A*

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management      *Not Required***

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

## 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### A. Public Housing

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office  
 PHA development management offices  
 Other (list below)

### B. Section 8 Tenant-Based Assistance

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)
  - *PHA Regional offices*

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) ca014b01

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) ca014c01

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: *N/A*
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description *N/A*

- Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description *N/A*  
 Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description *N/A*  
 Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:	

- Units addressed in a pending or approved HOPE VI demolition application  
(date submitted or approved: )
- Units addressed in a pending or approved HOPE VI Revitalization Plan  
(date submitted or approved: )
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

*Voluntary Conversion Required Initial Assessment – attachment ca014k01*

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description *N/A*

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

- Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

#### b. PHA-established eligibility criteria

- Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

- ***Be a current participant in the PHA’s Section 8 Program***
- ***Have been an active participant in the PHA’s Section 8 Program for at least one year.***
- ***Have established an escrow account in the PHA’s Family Self Sufficiency (FSS) Program and are actively completing the goals listed in their FSS contract.***
- ***Have good credit***
- ***Have established a savings account***
- ***Have a checking account***
- ***Is in compliance with the FSS Contract of Participation***

**12. PHA Community Service and Self-sufficiency Programs** *Not required*

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

**A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation

- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2004 Estimate)	Actual Number of Participants (As of: DD/MM/YY)

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

### **C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

### **13. PHA Safety and Crime Prevention Measures**

*Not required*

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

#### **B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

**D. Additional information as required by PHDEP/PHDEP Plan N/A**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

*Pet Policy (Elderly/Disabled) – attachment ca014f01*

*Pet Policy (Family) – attachment ca014g01*

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved? **N/A**  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? **N/A**  
If not, when are they due (state below)?

## **17. PHA Asset Management**

*Not required*

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one) *N/A*  
 Attached at Attachment (File name)  
 Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply) *N/A*  
 Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
  
 Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
  
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
  
3. Description of Resident Election Process *N/A*
  - a. Nomination of candidates for place on the ballot: (select all that apply)  
 Candidates were nominated by resident and assisted family organizations  
 Candidates could be nominated by any adult recipient of PHA assistance  
 Self-nomination: Candidates registered with the PHA and requested a place on ballot  
 Other: (describe)
  
  - b. Eligible candidates: (select one)  
 Any recipient of PHA assistance  
 Any head of household receiving PHA assistance  
 Any adult recipient of PHA assistance  
 Any adult member of a resident or assisted family organization  
 Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

### C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) *San Mateo County, California*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

*The goals and top priorities stated in the Consolidated Housing and Community Development Plan, 1999-2003, support the PHA Plan with the following commitments:*

- *Provide affordable housing opportunities for extremely low, very low and low-income individuals and households.*
- *Provide housing for the homeless.*
- *Provide housing for the non-homeless special needs populations.*

### D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

## Attachments

Use this section to provide any additional attachments referenced in the Plans.

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

**Annual Statement**    *(see attachment ca01b01)*  
**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
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 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement**      *(see attachment ca01b01)*  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement**      *(see attachment ca01b01)*  
**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<p><i>(see attachment ca01c01)</i></p>				
<b>Total estimated cost over next 5 years</b>				



**Attachment: ca014a01**  
**DE-CONCENTRATION AND INCOME TARGETING POLICY**  
**FOR THE**  
**HOUSING AUTHORITY OF THE**  
**COUNTY OF SAN MATEO**  
**BELMONT, CA**

**DE-CONCENTRATION AND INCOME TARGETING POLICY**  
*(of the Public Housing Admissions and Occupancy Policy)*

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic De-concentration of public housing developments and (2) Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.

Therefore, the Housing Authority of the County of San Mateo, Belmont, California (hereinafter referred to as PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

A. Economic De-concentration:

Admission and Continued Occupancy Policies are revised to include the PHA’s policy of promoting economic de-concentration. Implementation of this program may require the PHA to determine the median income of residents in each development, determine the average income of residents in all developments, compute the Established Income Range (EIR), determine developments outside the EIR, and provide adequate explanations and/or policies as needed to promote economic de-concentration.

Implementation may include one or more of the following options:

- Skipping families on the waiting list based on income;
- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;
- Site-based waiting lists;
- Mass Media advertising/Public service announcements; and
- Giveaways.

## B. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. Depending on the availability of applicants with proper demographics, at a minimum, 40% of all new admissions to public housing **on an annual basis** may be families with incomes at or below thirty percent (30%) (extremely low-income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

In order to implement the income targeting program, the following policy is adopted:

- The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).
- After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic de-concentration.
- The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions. (Optional for PHAs with both Section 8 and Public Housing programs)

**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment: ca014b01

**Annual Statement /Performance and Evaluation Report  
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <p align="center"><b>Housing Authority of the County of San Mateo</b></p>	Grant Type and Number: Capital Fund Program No: <span style="float:right"><b>CA39P01450104</b></span> Replacement Housing Factor Grant No:	Federal FY of Grant: <p align="center"><b>2004</b></p>
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Original Annual Statement     
  Reserved for Disasters/Emergencies     
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending \_\_\_\_\_     
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	5,000.00			
3	1408 Management Improvements	15,000.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	30,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	155,160.00			
10	1460 Dwelling Structures	20,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	30,987.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	<b>Amount of Annual Grant (sums of lines 2-20)</b>	<b>\$256,147.00</b>			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security - Soft Costs	0.00			
25	Amount of Line 21 Related to Security - Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the County of San Mateo</b>		Grant Type and Number: Capital Fund Program No: <b>CA39P01450104</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA - Wide	Operations	1406		5,000.00				
	Management Improvements:	1408		15,000.00				
	Technical & non-technical training/assistance (HUD program systems updates, tracking, etc.)							
	Policies updates/changes							
	Computer software updates, staff training							
	Fees & Costs:	1430		30,000.00				
	Planning, consortium fees, update annual agency plan, Update utility allowance,							
	Site Improvement:	1450						
	Resurface asphalt parking lot/stripping			25,000.00				
	Termite inspections			23,500.00				
	Repair termite damage			28,000.00				
	Sprinkler system (common areas)			29,760.00				
	Sidewalk			3,400.00				
	Landscaping, grass-reseed			5,000.00				
	Concrete retaining wall (erosion control)			39,000.00				
	Waste receptacles			1,500.00				
	Dwelling Structures:	1460						
	Painting, interior			15,000.00				
	Blinds, shades			1,000.00				
	Exterior storage doors			4,000.00				
	Non-Dwelling Equipment:	1475						
	Maintenance vehicle			26,000.00				
	Community room training equipment			4,987.00				
	<b>TOTAL CFP ESTIMATED COST - 2004</b>			<b>\$256,147.00</b>				





**Capital Funds Program Five Year Action Plan  
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 2 FFY Grant: 2005 PHA FY: 2005			Activities for Year: 2 FFY Grant: 2005 PHA FY: 2005		
2004	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	E
	HA - Wide	Operations	5,000.00			
		Management Improvements:	25,000.00			
		Technical & non-technical training/assistance (HUD program systems updates, tracking, etc.)				
		Policies updates/changes				
		Computer software updates, staff training				
		Administration:	16,000.00			
		Procurement-Contractors, monitoring, report, documentation functions				
		Fees & Costs:	30,000.00			
		Planning, consortium fees, update annual agency plan, Update utility allowance,				
		Pickup	26,000.00			
	CA014003	Interior painting	27,537.00			
	Midway Village	Light fixtures	52,400.00			
		Bathroom renovations	125,000.00			
		<b>TOTAL CFP ESTIMATED COST - 2005</b>	<b>\$306,937.00</b>			

**Capital Funds Program Five Year Action Plan  
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 3 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2006 PHA FY: 2006		
2004	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	E
See	HA - Wide	Operations	5,000.00			
		Management Improvements:	25,000.00			
		Technical & non-technical training/assistance (HUD program systems updates, tracking, etc.)				
		Policies updates/changes				
		Computer software updates, staff training				
		Administration:	16,000.00			
		Procurement-Contractors, monitoring, report, documentation functions				
Annual		Fees & Costs:	34,000.00			
		Planning, consortium fees, update annual agency plan, Update utility allowance,				
		Maintenance/office equipment as needed	15,000.00			
	CA014003	Landscaping/tree trimming	25,000.00			
Statement	Midway Village	Roofing Shingle	25,000.00			
		Painting interior	30,000.00			
		Interior light fixtures	62,400.00			
		Exterior painting	69,537.00			
		Generator for emergency purposes	4,000.00			
	CA014004	Generator for emergency purposes	4,000.00			
	El Camino Village					
		<b>TOTAL CFP ESTIMATED COST - 2006</b>	<b>\$314,937.00</b>			

**Capital Funds Program Five Year Action Plan  
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 4 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 4 FFY Grant: 2007 PHA FY: 2007		
2004	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	E
	HA - Wide	Operations	5,000.00			
		Management Improvements:	25,000.00			
		Technical & non-technical training/assistance (HUD program systems updates, tracking, etc.)				
		Policies updates/changes				
		Computer software updates, training				
		Administration:	16,000.00			
		Procurement-Contractors, monitoring, report, documentation functions				
		Fees & Costs:				
		Planning, consortium fees, update annual agency plan, Update utility allowance,	25,000.00			
	CA014003	Windows (phase I)	200,000.00			
	Midway Village	Roofing Shingle	30,000.00			
		<b>TOTAL CFP ESTIMATED COST - 2007</b>	<b>\$301,000.00</b>			

**Capital Funds Program Five Year Action Plan  
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 5 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 5 FFY Grant: 2008 PHA FY: 2008		
2004	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	E
	HA - Wide	Operations	5,000.00			
		Management Improvements:	25,000.00			
		Technical & non-technical training/assistance (HUD program systems updates, tracking, etc.)				
		Policies updates/changes				
		Computer software updates, training				
		Administration:	16,000.00			
		Procurement-Contractors, monitoring, report, documentation functions				
		Fees & Costs:				
		Planning, consortium fees, update annual agency plan, Update utility allowance, Energy audit (required every 5 years)	34,000.00			
	CA014003	Windows (phase II)	218,187.00			
	Midway Village					
	CA014004	Weatherstripping	12,750.00			
	El Camino Village					
		<b>TOTAL CFP ESTIMATED COST - 2008</b>	<b>\$310,937.00</b>			

Attachment: ca014d01  
Housing Authority of the County of San Mateo

**A. Substantial Deviation from the 5-Year Plan:**

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective.

**B. Significant Amendment or Modification to the Annual Plan:**

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
- Any *change being submitted* to HUD that requires a separate notification to residents, such as *changes in the* Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or *Public Housing* Homeownership programs; and
- Any change *in policy or operation that is* inconsistent with the *applicable* Consolidated Plan.

Attachment ca014e01  
Housing Authority of the County of San Mateo

**Required Attachment: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

William Fair  
555 Crespi Drive  
Pacifica, CA 94044

William Webster  
480 E. O'Keefe Street #107  
East Palo Alto, CA 94303

Turner Washington, Jr.  
90 Kent Court  
Daly City, CA 94015

Estella Cirilo  
24 Cypress Court  
Daly City, CA 94014

Andrew Milligan  
706 San Mateo Drive  
San Mateo, CA 94401

Judy Laura  
1410 Claremont Drive  
San Bruno, CA 94066

Elizabeth Dolmat  
240 Linden Street #214  
Redwood City, CA 94061

Steve Doukas  
101 San Felipe Avenue  
So San Francisco, CA 94080

Carmen Lee  
1572 Winding Way  
Belmont, CA 94002

Cecilia Walker  
123 Hillcrest Drive  
Daly City, CA 94014

**Attachment: ca014f01**  
**PET OWNERSHIP POLICY**  
**(ELDERLY/DISABLED RESIDENTS)**  
**FOR**  
**THE HOUSING AUTHORITY OF THE**  
**COUNTY OF SAN MATEO**  
  
**BELMONT, CALIFORNIA**

## **PET OWNERSHIP POLICY**

Housing Authority residents who are elderly and/or handicapped/disabled are permitted to own and keep pets in their dwelling units. The Housing Authority of the County of San Mateo notifies eligible new residents of that right and provides them copies of the Authority's Pet Ownership Rules. To obtain permission, pet owners must agree to abide by those Rules.

In consulting with residents currently living in the Authority's developments for the elderly or handicapped, the PHA will notify all such residents that:

- A. elderly or handicapped residents are permitted to own and keep common domesticated household pets, such as a cat, dog, bird, and fish, in their dwelling units, in accordance with PHA pet ownership rules;
- B. animals that are used to assist the handicapped are excluded from the size, weight and type requirements pertaining to ownership of service animals; however, they will be required to assure that proper licensing, inoculations, leash restraints, etc. are observed.
- C. residents may request a copy of the PHA's pet ownership rules or proposed amendments to the rules at any time; and,
- D. if the dwelling lease of an elderly or handicapped resident prohibits pet ownership, the resident may request that the lease be amended to permit pet ownership, in accordance with the PHA's pet ownership rules shown below.



## HOUSING AUTHORITY OF SAN MATEO COUNTY

### Pet Ownership Rules for Elderly/Disabled Residents

1. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig and fish in aquariums. Reptiles of any kind, with the exception of small turtles in a terrarium, as well as mice and rats are prohibited. These definitions do not include any wild animal, bird or fish.
2. Each household shall have only one pet (except fish or birds). The limit for birds is two (2).
3. The pet owner shall have only a small cat or a dog. The animal's weight shall not exceed *20 pounds at full growth*. The animal's height shall not exceed *fifteen inches at full growth*. Such limitations do not apply to a *service animal* used to assist a handicapped or disabled resident.
4. Pet owners shall license their pets yearly with the County of San Mateo or any applicable city within the county. The pet owner must show the PHA proof of rabies and distemper booster inoculations and licensing annually.
5. No pet owner shall keep a pet in violation of State or local health or humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable State or local laws or ordinances does not relieve the pet owner of the responsibility for complying with such requirements.
6. The pet owner shall have his or her cat or dog spayed or neutered and shall pay the cost thereof. A veterinarian shall verify that the spaying or neutering has been accomplished. The PHA reserves the right to require that cats and/or dogs also be de-clawed.
7. The pet owner shall house the pet inside the pet owner's dwelling unit. The pet owner shall keep a cat or a dog on a leash and shall control the animal when it is taken out of the dwelling unit for any purpose. The owner of a bird(s) shall confine them to a cage at all times. No pet owner shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
8. No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
9. No pet owner shall keep a vicious or intimidating pet on the premises (*i.e. pit bulls or any other vicious or intimidating breeds*). *Any animal identified in local or State law or ordinance as dangerous or vicious will be prohibited*. If the pet owner declines, delays or refuses to remove the pet from the premises, the

PHA shall do so, in order to safeguard the health and welfare of other residents.

10. No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping and other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so.
11. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box at least every two (2) days; and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated container outside the building where the pet owner lives.
12. The owner of a dog shall feed the animal at least once per day; take the animal for a walk at least twice per day; remove the animal's droppings at least twice per day; and take the animal to a veterinarian at least once per year. The pet owner shall not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated container outside the building where the pet owner lives.
13. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the PHA.
14. No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.
15. PHA staff shall enter a dwelling unit where a pet has been left untended for twenty-four (24) hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The PHA shall accept no responsibility for the pet under such circumstances.
16. Each pet owner shall pay a refundable pet deposit of \$200.00 for a dog or cat and a refundable pet deposit of \$100.00 for aquariums. There is no pet deposit for birds, gerbils, hamsters, guinea pigs or turtles. The pet deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. The PHA shall use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet

owner's dwelling unit. The PHA shall refund the unused portion of the refundable pet deposit to the pet owner within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.

17. All residents, including the elderly, handicapped and disabled, are prohibited from feeding, housing or caring for stray animals or birds. Such action shall constitute having a pet without permission of the PHA.
18. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from PHA premises.
19. Should any pet housed in the Authority's facilities give birth to a litter, the residents shall remove from the premises all of said pets except one as soon as the baby's are able to survive on their own (a maximum of six (6) weeks).
20. *If the pet's health is threatened because of resident's inability to care for the pet due to illness, absence from the unit, or because of mistreatment of the pet, the PHA will notify the responsible person listed in the Pet Policy Addendum. If the individual is either unwilling or unable to care for the pet, or if the PHA is unable to contact the responsible part, the PHA will place the pet in a shelter for a maximum of thirty (30) days. If no responsible part is found, state or local authorities will be contacted.*
21. *The resident shall be responsible for arranging for burial or other disposal, off the premises, of pets in the event of the death of the pet.*
22. *The resident agrees to assume all personal financial responsibility for damages to any personal or PHA property caused by the pet and assumes personal responsibility for personal injury to any party caused by the pet.*
23. *Pet Violation Procedures: Resident agrees to comply with the following:*
  - a. *Notice of Pet Rule Violation: If the PHA determines on the basis of objective facts, supported by written statements, that a pet owner has violated a rule governing the keeping of pets, the PHA will serve a notice to the owner of pet rule violation. The notice of pet rule violation will be in writing and will:*
    - (1) *Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated.*
    - (2) *State that the pet owner has ten (10) days from the effective date*

*of service of the notice to correct the violation (including in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation.*

*(3) State that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting.*

*(4) State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to have the pet removed and/or terminate the pet owner's lease or both.*

*b. Pet Rule Violation Meeting: If the pet owner makes a request, within five (5) days of the notice of pet rule violation, for a meeting to discuss the alleged violation, the PHA will establish a mutually agreeable time and place for the meeting within fifteen (15) days from the effective date of service of the notice of pet rule violation. At the pet rule violation meeting, the pet owner and PHA shall discuss any alleged pet rule violation and attempt to correct it. The PHA, may as a result of the meeting, give the pet owner additional time to correct the violation.*

*c. Notice for Pet Removal: If the PHA determines that the pet owner has failed to correct the pet rule violation within the time permitted by Paragraph b. of this section (including any additional time permitted by the PHA), or if the parties are unable to resolve the problem, the PHA may serve a notice to the pet owner requiring the pet owner to remove the pet. The notice will be in writing and will:*

*(1) Contain a brief statement of the factual basis for the determination and the pet rule or rules that has been violated.*

*(2) State that the pet owner must remove the pet within ten (10) days of the effective date of the notice of pet removal (or the meeting, if notice is served at the meeting).*

*(3) State that failure to remove the pet may result in initiation of the procedures to have the pet removed or terminate the pet owner's lease or both.*

*d. The procedure does not apply in cases where the pet in question presents an immediate threat to the health, safe, of others or if the pet is being treated in an inhumane manner. In such cases paragraph 9 shall apply.*

24. The PHA will not be responsible for any pet which gets out of a unit when

maintenance employees enter for the purpose of making repairs. The family is responsible for removing the pet when maintenance is scheduled or assuring that a responsible family member is present to control the pet, ***or have the pet caged.***

25. ***The resident shall control the pet while maintenance personnel are in the unit performing requested maintenance.***
26. ***Non-emergency work orders will only be completed if the resident is home with the pet, the pet has been caged or the pet has been removed from the unit.***
27. ***If the pet runs out of the unit, if left alone, when the maintenance staff enters the unit due to an emergency work order request.***
28. If a resident, including a pet owner, breaches any of the rules set forth above, the PHA may revoke the pet permit and evict the resident or pet owner.

**AGREEMENT FOR CARE OF PET**

In accordance with the Pet Ownership Policy of the Housing Authority of the County of San Mateo and the Addendum to the Residential Dwelling Lease Agreement dated \_\_\_\_\_ between:

**THE HOUSING AUTHORITY OF THE  
COUNTY OF SAN MATEO**

264 Harbor Blvd., Bldg A  
Belmont, California 94002

AND,

\_\_\_\_\_ (Resident's Name)

\_\_\_\_\_ (Resident's Address)

I hereby agree that should \_\_\_\_\_ become  
incapable of caring for \_\_\_\_\_ a \_\_\_\_\_  
(Name of Pet) (Type of Pet)

for any reason whatsoever, I will assume full responsibility for removal of the pet from the premises and for the care and well being of the animal.

Further, the pet shall not be permitted to return to the premises until approval is given by the Housing Authority of the County of San Mateo.

A copy of the Addendum to the Residential Dwelling Lease Agreement is attached.

\_\_\_\_\_  
Signature

Sworn and subscribed before  
me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary of Public

My Commission Expires: \_\_\_\_\_

**PET POLICY ADDENDUM**

I have read and understand the above pet ownership rules and agree to abide by them.

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
PHA Staff member's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Type of Animal and Breed

\_\_\_\_\_  
Name of Pet

\_\_\_\_\_  
Description of Pet (color, size, weight, sex, etc.)

The alternate custodian for my pet is:

Custodian's first, middle and last name; post office box; street address; zip code; area telephone code and telephone number:

\_\_\_\_\_

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
Date

Refundable Damage Deposit \_\_\_\_\_

\_\_\_\_\_  
Amount Paid

\_\_\_\_\_  
Date

**Attachment: ca014g01**  
**PET OWNERSHIP POLICY**  
**(FAMILY)**  
**FOR**  
**THE HOUSING AUTHORITY OF THE**  
**COUNTY OF SAN MATEO**  
  
**BELMONT, CALIFORNIA**

## PET OWNERSHIP POLICY

Section 526 of the Quality Housing and Work Responsibility Act of 1998 added a new Section 31 (“Pet Ownership in Public Housing”) to the United States Housing Act of 1937. Section 31 establishes pet ownership requirements for residents of public housing other than federally assisted rental housing for the elderly or persons with disabilities. In brief, this section states that: A resident of a dwelling unit in public housing may own 1 or more common household pets or have such pets present in the dwelling unit. Allowance of pets is subject to reasonable requirements of the PHA.

The Housing Authority of the County of San Mateo (hereinafter referred to as PHA) notifies eligible new residents of that right and provides them copies of the PHA's Pet Ownership Rules. To obtain permission, pet owners must agree to abide by those Rules.

In consulting with residents currently living in the Authority's developments, the PHA will notify all such residents that:

- A. all residents are permitted to own and keep common domesticated household pets, such as a cat, dog, bird, and fish, in their dwelling units, in accordance with PHA pet ownership rules;
- B. The non-refundable nominal pet fee is intended to cover the reasonable operating costs to the development. The refundable pet deposit is intended to cover additional costs not otherwise covered (i.e., fumigation of a unit);
- B. animals that are used to assist the handicapped are excluded from the size and weight and type requirements pertaining to ownership of service animals; however, they will be required to assure that proper licensing, inoculations, leash restraints, etc. are observed;
- C. residents may request a copy of the PHA's pet ownership rules or proposed amendments to the rules at any time; and,
- D. if the dwelling lease of a resident prohibits pet ownership, the resident may request that the lease be amended to permit pet ownership, in accordance with the PHA's pet ownership rules shown below;
- E. Section 31 does not alter, in any way, the regulations applicable to federally assisted housing for the elderly and persons with disabilities found at Section 227 of the Housing and Urban-Rural Recovery Act of 1983 and located in 24 CFR part 5, subpart C.
- F. Section 960.705 of 24 CFR clarifies that the regulations added in Section 31 do not apply to service animals that assist persons with disabilities. This exclusion applies to both service animals that reside in public housing and service animals that visit PHA developments.

# HOUSING AUTHORITY OF THE COUNTY OF SAN MATEO

## Pet Ownership Rules for Families

1. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig and fish in aquariums. Reptiles of any kind, with the exception of small turtles in a terrarium, as well as mice and rats are prohibited. These definitions do not include any wild animal, bird or fish.
2. Each household shall have only one pet (except fish or birds). The limit for birds is two (2).
3. The pet owner shall have only a small cat or a dog. The animal's weight shall not exceed *20 pounds at full growth*. The animal's height shall not exceed *fifteen inches at full growth*. Such limitations do not apply to a *service animal* used to assist a handicapped or disabled resident.
4. Pet owners shall license their pets yearly with the County of San Mateo or applicable City within the County, or as required. The pet owner must show the PHA proof of rabies and distemper booster inoculations and licensing annually.
5. No pet owner shall keep a pet in violation of State or local health or humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable State or local laws or ordinances does not relieve the pet owner of the responsibility for complying with such requirements.
6. The pet owner shall have his or her cat or dog spayed or neutered and shall pay the cost thereof. A veterinarian shall verify that the spaying or neutering has been accomplished. The PHA reserves the right to require that cats and/or dogs also be de-clawed.
7. The pet owner shall house the pet inside the pet owner's dwelling unit. The pet owner shall keep a cat or a dog on a leash and shall control the animal when it is taken out of the dwelling unit for any purpose. The owner of a bird(s) shall confine them to a cage at all times. No pet owner shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
8. No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
9. No pet owner shall keep a vicious or intimidating pet on the premises (*i.e. pit bulls or any other vicious or intimidating breeds*). *Any animal identified in local or State law or ordinance as dangerous or vicious will be prohibited*. If the pet owner declines, delays or refuses to remove such a pet from the premises, the Authority shall do so, in order to safeguard the health and welfare of other residents.
10. No pet owner shall permit his or her pet to disturb, interfere or diminish the

peaceful enjoyment of the pet owner's neighbors or other residents. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping and other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so.

11. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box at least every two (2) days; and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated container outside the building where the pet owner lives.
12. The owner of a dog shall feed the animal at least once per day; take the animal for a walk at least twice per day; remove the animal's droppings at least twice per day; and take the animal to a veterinarian at least once per year. The pet owner shall not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated container outside the building where the pet owner lives.
13. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the PHA.
14. No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.
15. PHA staff shall enter a dwelling unit where a pet has been left untended for twenty-four (24) hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The PHA shall accept no responsibility for the pet under such circumstances.
16. Each pet owner shall pay a non-refundable pet fee of \$50.00 and a refundable pet deposit of \$200.00. A refundable deposit of \$100.00 will be charged for aquariums. There is no pet deposit for birds, gerbils, hamsters, guinea pigs or turtles. The pet fee/deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. The PHA shall use the non-refundable pet fee only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit. The refundable deposit will be used, if appropriate, to correct damages caused by the presence of the pet.

The refundable pet deposit will be placed in an escrow account and the PHA will refund the unused portion, plus any accrued interest, to the resident within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.

17. All residents are prohibited from feeding, housing or caring for stray animals or birds. Such action shall constitute having a pet without permission of the Authority.
18. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from PHA premises.
19. Should any pet housed in the PHA's facilities give birth to a litter, the residents shall remove from the premises all of said pets except one as soon as the baby's are able to survive on their own (a maximum of 6 weeks).
20. *If the pet's health is threatened because of resident's inability to care for the pet due to illness, absence from the unit, or because of mistreatment of the pet, the PHA will notify the responsible person listed in the Pet Policy Addendum. If the individual is either unwilling or unable to care for the pet, or if the PHA is unable to contact the responsible part, the PHA will place the pet in a shelter for a maximum of thirty (30) days. If no responsible part is found, state or local authorities will be contacted.*
21. *The resident shall be responsible for arranging for burial or other disposal, off the premises, of pets in the event of the death of the pet.*
22. *The resident agrees to assume all personal financial responsibility for damages to any personal or PHA property caused by the pet and assumes personal responsibility for personal injury to any party caused by the pet.*
23. *Pet Violation Procedures: Resident agrees to comply with the following:*
  - a. *Notice of Pet Rule Violation: If the PHA determines on the basis of objective facts, supported by written statements, that a pet owner has violated a rule governing the keeping of pets, the PHA will serve a notice to the owner of pet rule violation. The notice of pet rule violation will be in writing and will:*
    - (1) *Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated.*
    - (2) *State that the pet owner has ten (10) days from the effective date of service of the notice to correct the violation (including in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation.*
    - (3) *State that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting.*

- (4) *State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to have the pet removed and/or terminate the pet owner's lease or both.*
- b. *Pet Rule Violation Meeting: If the pet owner makes a request, within five (5) days of the notice of pet rule violation, for a meeting to discuss the alleged violation, the PHA will establish a mutually agreeable time and place for the meeting within fifteen (15) days from the effective date of service of the notice of pet rule violation. At the pet rule violation meeting, the pet owner and PHA shall discuss any alleged pet rule violation and attempt to correct it. The PHA, may as a result of the meeting, give the pet owner additional time to correct the violation.*
- c. *Notice for Pet Removal: If the PHA determines that the pet owner has failed to correct the pet rule violation within the time permitted by Paragraph b. of this section (including any additional time permitted by the PHA), or if the parties are unable to resolve the problem, the PHA may serve a notice to the pet owner requiring the pet owner to remove the pet. The notice will be in writing and will:*
- (1) *Contain a brief statement of the factual basis for the determination and the pet rule or rules that has been violated.*
- (2) *State that the pet owner must remove the pet within ten (10) days of the effective date of the notice of pet removal (or the meeting, if notice is served at the meeting).*
- (3) *State that failure to remove the pet may result in initiation of the procedures to have the pet removed or terminate the pet owner's lease or both.*
- d. *The procedure does not apply in cases where the pet in question presents an immediate threat to the health, safe, of others or if the pet is being treated in an inhumane manner. In such cases paragraph 9 shall apply.*
24. *The PHA will not be responsible for any pet which gets out of a unit when maintenance employees enter for the purpose of making repairs. The family is responsible for removing the pet when maintenance is scheduled or assuring that a responsible family member is present to control the pet.*
25. *The resident shall control the pet while maintenance personnel are in the unit performing requested maintenance.*
26. *Non-emergency work orders will only be completed if the resident is home with the pet, the pet has been caged or the pet has been removed from the unit.*
27. *If the pet runs out of the unit, if left alone, when the maintenance staff enters*

*the unit due to an emergency work order request.*

28. If a resident, including a pet owner, breaches any of the rules set forth above, the PHA may revoke the pet permit and evict the resident or pet owner.

**AGREEMENT FOR CARE OF PET**

In accordance with the Pet Ownership Policy of the Housing Authority of the County of San Mateo and the Addendum to the Residential Dwelling Lease Agreement dated \_\_\_\_\_ between:

**THE HOUSING AUTHORITY OF THE  
COUNTY OF SAN MATEO**

264 Harbor Blvd., Bldg A  
Belmont, California 94002

AND,

\_\_\_\_\_ (Resident's Name)

\_\_\_\_\_ (Resident's Address)

I hereby agree that should \_\_\_\_\_ become  
incapable of caring for \_\_\_\_\_ a \_\_\_\_\_  
(Name of Pet) (Type of Pet)

for any reason whatsoever, I will assume full responsibility for removal of the pet from the premises and for the care and well being of the animal.

Further, the pet shall not be permitted to return to the premises until approval is given by the Housing Authority of the County of San Mateo.

A copy of the Addendum to the Residential Dwelling Lease Agreement is attached.

\_\_\_\_\_  
Signature

Sworn and subscribed before  
me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary of Public

My Commission Expires: \_\_\_\_\_

**PET POLICY ADDENDUM**

I have read and understand the above pet ownership rules and agree to abide by them.

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
PHA Staff member's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Type of Animal and Breed

\_\_\_\_\_  
Name of Pet

\_\_\_\_\_  
Description of Pet (color, size, weight, sex, etc.)

The alternate custodian for my pet is:

Custodian's first, middle and last name; post office box; street address; zip code; area telephone code and telephone number:

\_\_\_\_\_

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
Date

Non-Refundable Deposit \_\_\_\_\_  
Amount Paid

\_\_\_\_\_  
Date

Refundable Deposit \_\_\_\_\_  
Amount Paid

\_\_\_\_\_  
Date

Attachment: ca014h0  
Housing Authority of the County of San Mateo

**Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

**5 Year Plan**

*PHA Goal: Expand the supply of assisted housing*

- *Removed – Research resources including project based vouchers*

*PHA Goal: Improve the quality of assisted housing*

- *Removed – Other*

*PHA Goal: Provide an improved living environment*

- *Added - Improve enforcement of Lease Agreement*
- *Added – Increase ground patrols by police and Housing Authority staff*

*PHA Goal: Promote-self-sufficiency and asset development of assisted households*

- *Removed – Participate in HUD programs such as TOPS and ROSS*

**Annual Plan**

**3. PHA Policies Governing Eligibility, Selection, and Admissions**

*A. Public Housing*

*(2) Waiting List*

*b. Removed – PHA main administrative office*

*Added - Other - When waiting list is open, interested persons can obtain applications in the Newspaper, on the PHA web-site, or, as appropriate, at community services.*

*B. Section 8*

*(2) Waiting List*

*b. Removed – PHA main administrative office*

*Added - Other - When waiting list is open, interested persons can obtain applications in the Newspaper, on the PHA web-site, or, as appropriate, at community services.*

*(3) Search Time*

*a. Changed search time from 180 days to 120 days.*

*(5) Special Purpose Section 8 Assistance Programs*

*a. Added – Briefing sessions and written materials*

**4. PHA Rent Determination Policies**

**A. Public Housing**

(1)c.2. *Changed to: Upon completion of each annual recertification, residents will be informed of the income-based rent and schedule of flat rent. Based on the resident's selection, the PHA will implement the appropriate rent choice accordingly.*

**B. Section 8 Tenant-Based Assistance**

(1)a. *Removed – At or above 90% but below 100% of FMR  
Added – Above 100% but at or below 110% of FMR*

*c. Added*

- *FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area*
- *Reflects market or submarket*
- *To increase housing options for families*

**11. Homeownership Programs Administered by the PHA**

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: *Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? changed from NO to YES*

2. *Program Description: (added)*

**a. Size of Program**

Yes  No: *Will the PHA limit the number of families participating in the section 8 homeownership option?*

*25 or fewer participants*

**b. PHA-established eligibility criteria**

Yes  No: *Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?*

*Criteria listed below:*

- *Be a current participant in the PHA's Section 8 Program*
- *Have been an active participant in the PHA's Section 8 Program for at least one year.*
- *Have established an escrow account in the PHA's Family Self Sufficiency (FSS) Program and are actively completing the goals listed in their FSS contract.*
- *Have good credit*
- *Have established a savings account*
- *Have a checking account*
- *Is in compliance with the FSS Contract of Participation*

*Removed all selections from Components not required to be completed by small PHAs.*

*Developed, updated, or revised the following policies and related documents:*

- *Revised Substantial Deviation and Significant Amendment or Modification*
- *Admissions and Occupancy Policy*
- *Admissions and Occupancy Procedures*
- *File Access Policy*
- *Records Retention Policy*
- *Community Service Policy*
- *Security Policy*
- *Resident Initiatives Policy*

Attachment: ca014i01  
Housing Authority of the County of San Mateo

**Component 3, (6) Deconcentration and Income Mixing**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

Attachment: ca014j01  
Housing Authority of the County of San Mateo

**Agency Plan Component 10 (B) Voluntary Conversion Initial Assessments:**

A. How many of the PHA's developments are subject to the Required Initial Assessment?

Two developments:

- El Camino Village
- Midway Village

B. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e. g., elderly and/or disabled developments not general occupancy projects)?

None

C. How many Assessments were conducted for the PHA's covered developments?

One assessment was performed that included both developments as expense information is not maintained separately.

D. Identify PHA developments that may be appropriate for conversion based in the Required Initial Assessments:

<u>Development Name</u>	<u>Number of Units</u>
El Camino Village	30
Midway Village	150

E. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

N/A

Attachment: ca014k01  
Housing Authority of the County of San Mateo

Section 8 Project Based Voucher Program

Agencies utilizing the Section 8 Project Based Voucher Program, including certificate programs that were converted to vouchers or intending to utilize the Section 8 Project Based Voucher Program during the upcoming fiscal year are required to provide the following information.

Our agency is currently operating or intends to operate a Section 8 Project Based Voucher Based Program.      Yes  No

If yes:

Projected number of units: **310**

*Currently 307 units are occupied as project based. No additional project based units are anticipated.*

General location(s) (eligible census tracts or areas within eligible census tracts):

***The entire County of San Mateo.***

How is this action consistent with the PHA Plans? Include the reasons why project basing instead of tenant basing the same number of units is appropriate.

*Project based vouchers are consistent with the PHA Plans as the Plans call for expanding affordable housing. The jurisdiction does not have space for additional housing. Therefore, existing housing must be renovated. The PBV program enables both renovation and expansion of affordable housing.*

Attachment: ca014101  
Housing Authority of the County of San Mateo  
Agency Follow-Up Plan

**Communication**

AREA OF CONCERN: Inability of Residents to Communicate With Management Regarding Problems and Issues

Clear communication of services, procedures, other neighborhood-related issues and activities is a critical component in the success of a development. This section measures the level of that communication in the area of events, activities, and programs available to residents, and the ability of residents to communicate with management regarding problems and issues. The following are actions items that will be implemented for making improvements in this area:

**ACTION ITEMS**

1. Establish Communication Linkages

The Agency will immediately develop and implement a schedule of regular group meetings with Residents, Resident Advisory Board, or meet individually with residents to discuss resident concerns and perceptions on issue. If situations which are identified as problems are improved, then it is believed that satisfaction with this service area should improve.

Funding Source (if required) to be utilized: None Required

Task Start Date: 11/02 Target Date of Completion: On-going

2. Ensure Written Policies and Procedures.

The Agency will immediately conduct a review of its written policies and procedures to determine if all applicable policies and procedures have been documented and where necessary the Agency will prepare the missing documents. The Agency will also ensure that residents have copies of them, that they have input and that the residents are in agreement with them. Care will be taken to assure that the Agency management or staff does not dictate policies. Finally, residents will be encouraged to participate, as much as possible, in policy development.

Funding Source (if required) to be utilized: Capital Funds

Task Start Date: 03/02 Target Date of Completion: On-going as needed to maintain policies current with HUD regulations

3. Institute A Common Point Of Reference For Notices.

The Agency will immediately identify and institute an effective and easily accessible method of communicating with residents. Suggested methods will include, but will not be limited to the following: flyers/letters sent with the rent bill, flyers/letters placed in all mailboxes or a community bulletin board.

Beginning April 2003, communication effort with residents will include a quarterly Newsletter.

Funding Source (if required) to be utilized: None required

Task Start Date: Already implemented Target Date of Completion: On-going

## Safety

AREA OF CONCERN: Failure of Agency To Convince Residents That It Is Making Efforts To Provide Safe Living Conditions

The goal of this section is to capture how safe residents feel and to assess if the housing agency is making efforts to provide safe living conditions. The following are action items that will be used to make improvements in this area.

### ACTION ITEMS

1. Establish Communication Linkages

The Agency will immediately develop and implement a schedule of regular group meetings with Residents, Resident Advisory Board, or meet individually with residents to discuss resident concerns and perceptions on issue. If situations which are identified as problems are improved, then it is believed that satisfaction with this service area should improve.

Funding Source (if required) to be utilized: None required

Task Start Date: Implemented as of 11/2002

Target Date of Completion: On-going

2. Establish Working Relations With Police.

The Agency will immediately establish a policy of establishing partnership relations with Police Departments in the community so as to have a variety of cooperative arrangements and agreements. Some of these agreements will be, but not be limited to the following activities:

- Periodic and regular meetings between the local police agency and PHA management.
- Provisions of access by the local police agency to vacant units in order to facilitate surveillance and pursuit.
- Provision of community space for police /community meetings.

- Operation Safe Home and other Federal/local law enforcement efforts.
- Youth counseling
- Youth recreational acuities.
- Tenant security training.
- Community policing.
- Security surveys.

Funding Source (if required) to be utilized: R OSS Grant or No funding required

Task Start Date: Implemented as of 04/2002

Target Date of Completion: On-going

3. All Crimes Reported.

The Agency will immediately institute a policy of reporting all criminal activity to local police authorities. This policy will be put in place to establish a continuous line of communication between local police authorities and the Agency thereby creating a credible, working relationship between both groups.

Funding Source (if required) to be utilized: ROSS Grant or None required

Task Start Date: Implemented as of 04/2002 Target Date of Completion: On-goijng

4. Ensure Policies and Procedures In Place For Tracking Crime.

The Agency will immediately conduct a review of its written policies and procedures to ascertain that applicable policies and procedures are in place to track crime and where necessary the Agency will prepare the missing documents. The Agency will also ensure that these policies and procedures will be able to demonstrate that crime and crime-related problems are being traced by development.

Funding Source (if required) to be utilized: None Required

Task Start Date: 07/2003 Target Date of Completion: On-going

5. Refine Resident Screening Processes.

The Agency will immediately seek to institute and implement a policy of revamping and upgrading a resident screening process which denies housing admissions to those individuals who do not meet the legal criteria established by HUD or PHA board resolution.

Funding Source (if required) to be utilized: Operating Funds

Task Start Date: Implemented as of 04/2002

Target Date of Completion: On-going

6. Establish Safe Behavior Policies For Residents.

The Agency will immediately develop and institute a clearly understood and mutually agreed-upon policy, which defines what constitutes safe behavior for residents with the correct level of repercussions for violating policy.

Funding Source (if required) to be utilized: None Required

Task Start Date: 04/2002

Target Date of Completion: On-going

7. Addition of More Lighting.

The Agency will immediately schedule a plan for evaluating, planning and installing additional lighting or upgrading existing lighting in all common areas and to periodically check all lights to make sure that they are working.

Funding Source (if required) to be utilized: Capital Funds

Task Start Date: Already implemented

Target Date of Completion: On-going

8. Check All Locks.

The Agency will immediately begin a program of checking all locks and outside doors to assure that they are not in disrepair and repair all locks that are damaged.

Funding Source (if required) to be utilized: Operating Funds

Task Start Date: Already implemented

Target Date of Completion: On-going

9. Teach Basic Resident Safety.

The Agency will immediately seek to develop and implement a training program for residents on basic safety in the home and in the community. Topics to be presented will include, but not be limited to: How Residents Can Better Protect Themselves, Their Families And Their Property, and Working With Police Agencies To Create Safer Neighborhoods, etc.

Funding Source (if required) to be utilized: None required

Task Start Date: 07/2002 Target Date of Completion: On-going

10. Provide Preventative Drug Related Services

The Agency will immediately develop and institute preventative drug related services such as Preventative Drug Education and Referral Sources For Drug Treatment Programs.

Funding Source (if required) to be utilized: None required

Task Start Date: 07/2002 Target Date of Completion: On-going

## Neighborhood Appearances

AREA OF CONCERN: Dissatisfaction With Upkeep In Different Areas  
of the Development

A poorly maintained development can lead to a number of problems. The appearance of the housing development should be neat and orderly. Ideally, the development should compliment the community and there should not be a clear line that defines the borders of the development due to perpetual problems such as litter, broken glass, and vandalism. Residents are encouraged to be part of the solution. There is an established process in place for residents to report problems. Management responds in a timely and professional manner to appearance problems in the community. The following are action items that the Agency will undertake to make improvements in this area.

### ACTION ITEMS

1. Establish Communication Linkages

The Agency will immediately develop and implement a schedule of regular group meetings with Residents, Resident Advisory Board, or meet individually with residents to discuss resident concerns and perceptions on this issue.

Funding Source (if required) to be utilized: None required

Task Start Date: 11/2002 Target Date of Completion: On-going

2. Schedule Anti-Pest Treatments and Trash Removal Pickups More Frequently.

The Agency will immediately implement a more frequent pest extermination and clean-up program on an as needed basis.

Funding Source (if required) to be utilized: Operating Funds

Task Start Date: Already implemented Target Date of Completion: On-going

3. Be Proactive About Improving The Appearance of Neighborhood.

The Agency will immediately develop and implement a program for improving the overall appearance of the neighborhood. This program will include, but will not be limited to the following activities:

- Conducting an assessment (at least visually) of the community on a daily basis.
- Management and Executive Staff becoming personally involved in this assessment and not just relying on staff for input.
- Eliminating graffiti within 24 hours of report

Funding Source (if required) to be utilized: Operating Funds

Task Start Date: Already implemented Target Date of Completion: On-going

Attachment: ca014m01  
Housing Authority of the County of San Mateo  
PHA Plan Update for FYB 2004

Statement of Progress

The Housing Authority of the County of San Mateo has been successful in achieving its mission and goals in the year 2003. Goals are either completed or on target for completion by the end of the year.

Concerning self-sufficiency and crime and safety, PHA efforts included holding regular community meetings, policing by local law enforcement agency, conducting a daily walk thru of developments, and developing more open communication between the PHA and the local law enforcement agency.

To ensure compliance with the Public Housing Reform Act of 1998, every policy was reviewed. Most significant was the development, update or revision of the following: Admissions and Occupancy Policy, Admissions and Occupancy Procedures, Community Service Policy, Pet Policies, and Resident Initiatives Policy.

Concerning ensuring equal opportunity outreach efforts have been made by making renewed partnerships with community groups and the implementation of a new Supportive Housing Program. The PHA has continued to expand its partnerships with a variety of county and community-based social service organizations as part of an ongoing effort to provide additional housing to qualified participants.

**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment ca014n01

**Annual Statement /Performance and Evaluation Report  
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Housing Authority of the County of San Mateo</b>	Grant Type and Number: Capital Fund Program No: <b>CA39P01450102</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Original Annual Statement     
  Reserved for Disasters/Emergencies     
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending 12/31/03     
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	5,000.00		0.00	0.00
3	1408 Management Improvements	25,000.00		0.00	0.00
4	1410 Administration	16,000.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	30,000.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	217,278.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	3,500.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	2,000.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	<b>Amount of Annual Grant (sums of lines 2-20)</b>	<b>\$298,778.00</b>		<b>\$0.00</b>	<b>\$0.00</b>
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the County of San Mateo</b>		Grant Type and Number: Capital Fund Program No: <b>CA39P01450102</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA - Wide	Operations	1406		5,000.00		0.00	0.00	
	Management Improvements - technical & non-technical assistance/staff training, software & HUD program systems (waiting list, tracking, etc. Policy updates/changes Computer software updates, staff training	1408		25,000.00		0.00	0.00	
	Administration - Procurement-Contractors, monitoring, report, documentation functions	1410		16,000.00		0.00	0.00	
	Fees & Costs - Planning, consortium fees, Update Annual Agency Plan/Five Year Plan Physical Needs Assessment Review/update Annual Utility Allowances Energy Audit (if necessary)	1430		30,000.00		0.00	0.00	
Midway Village CA014003	Dwelling Structures -Update kitchens & storage Exterior painting, siding and trim	1460		217,278.00		0.00	0.00	
	Dwelling Equipment - Stoves and refrigerators	1465		3,500.00		0.00	0.00	
	Non-Dwelling Equipment - Purchase/update computers, office/maintenance equipment	1475		2,000.00		0.00	0.00	
	<b>TOTAL</b>			<b>\$298,778.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	



**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment ca014o01

**Annual Statement /Performance and Evaluation Report**

**Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Housing Authority of the County of San Mateo</b>	Grant Type and Number: Capital Fund Program No: <b>CA39P01450103</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement     
  Reserved for Disasters/Emergencies     
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Performance and Evaluation Report for Program Year Ending 12/31/03     
  Final Performance and Evaluation Report for Program Year Ending \_\_\_\_\_

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	5,000.00		0.00	0.00
3	1408 Management Improvements	35,000.00		0.00	0.00
4	1410 Administration	25,000.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	20,000.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	126,147.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	5,000.00		0.00	0.00
12	1470 Nondwelling Structures	20,000.00		0.00	0.00
13	1475 Nondwelling Equipment	20,000.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	<b>Amount of Annual Grant (sums of lines 2-20)</b>	<b>\$256,147.00</b>		<b>\$0.00</b>	<b>\$0.00</b>
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the County of San Mateo</b>		Grant Type and Number: Capital Fund Program No: <b>CA39P01450103</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA - Wide	Operations	1406		5,000.00		0.00	0.00	
	Management Improvements - technical & non-technical assistance/staff training, software & HUD program systems (RDD, waiting list, tracking, etc., policy updates/changes, orientation) Computer software updates, staff training Resident Coordinator/benefits (for safety, house- keeping training, Neighborhood Watch)	1408		35,000.00		0.00	0.00	
	Administration - Procurement-Contractors, monitoring, report, documentation functions Hire pt-time data clerk for Inventory record input, etc.	1410		25,000.00		0.00	0.00	
	Fees & Costs - Planning, consortium fees, Update Annual Agency Plan/Five Year Plan Review/update Annual Utility Allowances	1430		20,000.00		0.00	0.00	
	Dwelling Structures -Replace gutters all units Energy Star Water Heater Blinds/shades Upgrade/improve existing lighting	1460	31 8 65 units	95,872.00 3,784.00 13,876.00 12,615.00		0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	
	Dwelling Equipment - kitchen appliances	1465	15	5,000.00		0.00	0.00	
	Non-Dwelling Structures (expand maintenance fac.)	1470		20,000.00		0.00	0.00	
	Non-Dwelling Equipment - Purchase landscaping/maintenance equipment	1475		20,000.00		0.00	0.00	
	<b>TOTAL</b>			<b>\$256,147.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	



Attachment: ca014p01  
Housing Authority of the County of San Mateo  
Comments of Resident Advisory Board or Boards

The following comments were collected during the Resident Advisory Board Meetings held on 2/20/04 and 3/5/04.

**Issue: Homeownership**

**Questions:**

- (1) What is the Section 8 Homeownership Program?
- (2) What type of homes qualifies for the Homeownership Program?
- (3) When will the Homeownership Program be implemented?
- (4) Who qualifies for the program?
- (5) Are there any additional selection criteria or requirements a participant must follow?

**HACSM Response:**

- (1) The Homeownership Program allows Section 8 families to convert their federal rental subsidy to a mortgage subsidy to buy their own home.
- (2) Eligible housing types may include detached house, condominium, and mobile home.
- (3) The Housing Authority recently received a grant from HUD to fund a Homeownership Coordinator position. We expect the designing phase of the program will occur in the next 12 months with implementation within the following 12 months.
- (4) You must be a current Section 8 Voucher participant to qualify.
- (5) There will be additional selection criteria and requirements. These requirements are stated on page 36 of the draft PHA Plan.

**Issue: Section 8 Project-Based Program**

**Questions:**

- (1) What is Section 8 Project-Based Program?
- (2) How is Project-Based Program different from tenant-based Voucher Program?
- (3) Who qualifies for Project-Based Program?

**HACSM Response:**

- (1) Project-based Program is a component of a Housing Choice Voucher Program. There is no additional funding for this program. Instead, funding for Project-based comes from funds already obligated by HUD to the Housing Authority.
- (2) Under the tenant-based Voucher Program, the Housing Authority issues eligible family a voucher and the family selects a unit of its choice. If the family moves out of the unit, the contract with the owner ends and the family takes the assistance to another unit. Under the Project-based Program, the assistance is tied to the unit; a family who moves from the project-based unit does not have any right to continued housing assistance.
- (3) Any eligible family on the Housing Authority's waiting list that is interested in moving into the specific project will qualify. However, owners might have suitability screening for each family before move-in. The Housing Authority plans to solicit interest from its current waiting list families for all its Project-based properties. We also plan to open site-based waiting list for each property.

**Issue: Section 8 Portability**

**Questions:**

- (1) What is portability?
- (3) Who qualifies for portability?
- (2) What jurisdiction can a family move to?

**HACSM Response:**

- (1) Portability is a feature in the Housing Choice Voucher Program that allows a family to move from the jurisdiction where they received their Voucher to another jurisdiction. For example: A family may move to another county or state with a San Mateo County-issued Voucher.
- (2) Once a Voucher family fulfills the leasing and other eligibility requirements set forth by the Housing Authority's Administrative Plan, they may request portability.
- (3) A family may move to any jurisdiction where there is a Housing Authority administering a Voucher Program. That includes all 50 states and U.S. territories.

**Issue: Policy for Public Housing**

**Questions:**

- (1) Does the new lease address the transfer issues? There are quite a few families currently living in oversized or undersized units. That doesn't seem fair.

(2) Do we have a chance to review the final draft of the Pet Policy before it is implemented?

**HACSM Response:**

(1) The new lease will address the under-housed and over-housed issues as well as relocations due to needs for special accommodations.

(2) The final draft of the Pet Policy will be presented in our next resident meeting.

**Issue: Capital Funds**

**Comments:**

Attention should be given in the following areas:

- ✓ Outdoor light fixtures to improve security
- ✓ Energy conservation measures such as weather-stripping the windows and front doors
- ✓ Additional locking device for windows and patio doors
- ✓ Cloth dryer vent needs to be blocked to prevent birds from making nests inside the vent
- ✓ Gutter needs to be cleaned on a regular basis

Work order has improved greatly

**HACSM Response:**

The area of concerns will be addressed through the use of Capital Funds and operating income. We will design a preventive maintenance program to address many of these issues.