

# PHA Plans

## Streamlined Annual Version

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

OMB No. 2577-0226  
(exp. 05/31/2006)

---

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

---

# Streamlined Annual PHA Plan

## for Fiscal Year: 2006

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

## Version 2

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Housing Authority of the County of San Mateo **PHA Number:** CA014

**PHA Fiscal Year Beginning:** (mm/yyyy) 07/2006

**PHA Programs Administered:**

**Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**  
Number of public housing units: **180**    Number of S8 units:    Number of public housing units:  
Number of S8 units: **4153**

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**PHA Plan Contact Information:**

Name: Frank Salmeron, Mgr. of Housing Operations    Phone: 650-802-3398  
TDD:    Email (if available): fsalmeron@co.sanmateo.ca.us

**Public Access to Information**

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

PHA's main administrative office     PHA's development management offices

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

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.     Yes     No.

If yes, select all that apply:

Main administrative office of the PHA  
 PHA development management offices  
 Main administrative office of the local, county or State government  
 Public library     PHA website     Other (list below) *www.smchousing.org*

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)

**Streamlined Annual PHA Plan**  
**Fiscal Year 2006**  
[24 CFR Part 903.12(c)]

**Table of Contents**

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

<b>A. PHA PLAN COMPONENTS</b>	<b>Page#</b>
<input type="checkbox"/> 1. Site-Based Waiting List Policies	4
<b>903.7(b)(2) Policies on Eligibility, Selection, and Admissions</b>	
<input checked="" type="checkbox"/> 2. Capital Improvement Needs	4
<b>903.7(g) Statement of Capital Improvements Needed</b>	
<input checked="" type="checkbox"/> 3. Section 8(y) Homeownership	6
<b>903.7(k)(1)(i) Statement of Homeownership Programs</b>	
<input checked="" type="checkbox"/> 4. Project-Based Voucher Programs	8
<input type="checkbox"/> 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.	9
<input checked="" type="checkbox"/> 6. Supporting Documents Available for Review	10
<input checked="" type="checkbox"/> 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report – <i>attachment (ca014a02)</i>	
<input checked="" type="checkbox"/> 8. Capital Fund Program 5-Year Action Plan - <i>attachment (ca014b02)</i>	

***Attachments:***

- *FY 2005 Performance and Evaluation Report (ca014c02)*
- *FY 2004 Performance and Evaluation Report (ca014d02)*
- *FY 2003 Performance and Evaluation Report (ca014e02)*

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions; and**

**Form SF-LLL &SF-LLLa, Disclosure of Lobbying Activities.**

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

**A. Site-Based Waiting Lists-Previous Year**

*Not applicable – the HA has not operated site-based waiting lists in the previous year for its public housing developments.*

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. *N/A*

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? \_\_\_ *N/A*
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? \_\_\_ *N/A*
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below: *N/A*

**B. Site-Based Waiting Lists – Coming Year**

*Not applicable – the HA does not plan to operate site-based waiting lists in the coming year for its public housing developments.*

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 next component.

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

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)? *N/A*  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously *N/A*  
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)? *N/A*
- 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)

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s): *N/A*

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

4.  Yes  No: 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:

5.  Yes  No: 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:

*Development: Midway Village*

*Activities:*

- *Rehabilitate a portion of existing units for home ownership*
- *Build replacement units for those units sold*

### **3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program** (if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

*HACSM's Homeownership program focuses on enrolling individuals for its FSS program, which is a requirement for the Homeownership program. Besides having the families fulfilling their homeownership requirements, such as minimum income, down payment and home counseling requirements, the families and the HACSM formulate a goal plan that focuses on gaining the knowledge and habits necessary to becoming a successful homeowner. Families also earned escrow when they have increase rent due to increase in earned income.*

*HACSM works closely with community partners to provide clients with classes on skills for first time home buyers, including money management, mortgage education, home maintenance skills, homeowners rights, credit report analysis, repairing credit, financing options, etc.*

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, what is the maximum number of participants this fiscal year? 25

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:

- *Higher income limit*
- *FSS participants*

c. What actions will the PHA undertake to implement the program this year (list)?

- *Outreach to current Section 8 participants to identify potential homebuyers*
- *Establish partnerships with lending institutions*
- *Establish partnerships with community support organizations to provide counseling services*
- *Participate in Individual Development Empowerment Account (IDEA) grant*
- *Offer low interest down payment assistance through the counties START and startPLUS programs*
- *Distribute FSS funds to families who have accumulated escrow throughout their FSS participation*

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

## **4. Use of the Project-Based Voucher Program**

### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - low utilization rate for vouchers due to lack of suitable rental units
  - access to neighborhoods outside of high poverty areas
  - other (describe below):
    - *Secure long-term affordable housing units*
    - *Expand housing and economic opportunities to special needs groups and families who need supportive services*
    - *Encourage development of affordable housing*
  
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):
  - *Up to 20% allowed under the Project Based Voucher Program ruling of the agency’s baseline ACC of 3723 vouchers (744). Units will be located throughout the San Mateo County.*

## **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

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 on its waiting lists 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)
3. 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, 2003-2008, support the PHA Plan with the following commitments:*

- *Provide affordable housing opportunities for extremely low, very low and low-income individuals and households.*
- *Provide a continuum of housing opportunities and supportive housing services for the homeless*
- *Assist non-housing community development activities that empower lower income and special needs groups.*

## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

PHAs are to 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>Related Plan Component</b>
N/A	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
N/A	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" 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 checked="" 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" 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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	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 housing (Designated Housing Plans).	Annual Plan: Designation of 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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	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	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report (See attachment ca014a01) Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP 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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





## 8. Capital Fund Program Five-Year Action Plan

### Capital Fund Program Five-Year Action Plan *(See attachment ca014b01)*

#### Part I: Summary

PHA Name						<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2  FFY Grant: PHA FY:	Work Statement for Year 3  FFY Grant: PHA FY:	Work Statement for Year 4  FFY Grant: PHA FY:	Work Statement for Year 5  FFY Grant: PHA FY:	
	Annual Statement					
CFP Funds Listed for 5-year planning						
Replacement Housing Factor Funds						





**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment: ca014a02

**Annual Statement /Performance and Evaluation Report** 7/14/2006  
**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: <b>CA39P01450106</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <p align="center"><b>2006</b></p>
--	---	---

<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number ____
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> 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	25,000.00			
3	1408 Management Improvements	20,000.00			
4	1410 Administration	20,000.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	25,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	81,000.00			
10	1460 Dwelling Structures	81,572.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	4,000.00			
13	1475 Nondwelling Equipment	17,000.00			
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>\$273,572.00</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	12,000.00			

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

7/14/2006

PHA Name: <b>Housing Authority of the County of San Mateo</b>		Grant Type and Number: Capital Fund Program No: <b>CA39P01450106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</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	<b>Operations</b>	1406		25,000.00				
	<b>Management Improvements:</b>	1408		20,000.00				
	Technical & non-technical training/assistance (HUD program systems updates, tracking, etc.)							
	Policies updates/changes							
	Computer software updates, staff training							
	<b>Administration (maximum 10% of total grant)</b>	1410		20,000.00				
	Procurement-Contractors, monitoring, reporting, documentation functions							
	<b>Fees &amp; Costs:</b>	1430		25,000.00				
	Planning, consortium fees, update annual agency plan, Update utility allowance,							
	<b>Site Improvement:</b>	1450						
Midway Village	Resurface asphalt parking lot/stripping (partial)			30,000.00				
	Accessibility improvements			15,000.00				
	Retaining wall (erosion control)(continued from 2005)			20,000.00				
	Exterior lighting (common areas)			1,000.00				
	Tree trimming and removal			6,000.00				
	Trip hazard removal/concrete grinding/replacement			8,000.00				
	Irrigation and landscaping improvements			1,000.00				
	<b>Dwelling Structures:</b>	1460						
Midway Village	Gutter and downspout repair and replacement			15,000.00				
	Mold remediation services			10,000.00				
	Pest control and remediation			1,000.00				
	Bathroom/plumbing fixtures replacement			8,000.00				
	Energy conservation upgrades/improvements (flourescent lighting)			12,000.00				
	Painting interior of units			5,000.00				
	Kitchen cabinet replacement			19,572.00				
	Dryrot/exterior trim repair and replacement			6,000.00				
	Painting exterior of buildings			5,000.00				
	<b>Non-Dwelling Structures:</b>	1470						
Midway Village	Conversion of non-dwelling space into resident services center			2,000.00				
	Carpeting and floor replacement (office)			2,000.00				
	<b>Non-Dwelling Equipment:</b>	1475						
	Maintenance vehicle			16,000.00				
	Tools/toolbox for vehicle			1,000.00				
	<b>TOTAL CAPITAL FUNDS GRANT - 2006</b>			<b>\$273,572.00</b>				





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

7/14/2006

Activities for Year 1	Activities for Year: 2 FFY Grant: 2007 PHA FY: 2007		
2006	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	Operations	5,000.00
		Management Improvements:	25,000.00
Annual		Technical & non-technical training/assistance (HUD program systems updates, tracking, etc.)	
		Policies updates/changes	
		Computer software updates, staff training	
Statement		Administration:	16,000.00
		Procurement-Contractors, monitoring, report, documentation functions	
		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
	Midway Village	Roofing Shingle	25,000.00
		Painting interior	25,000.00
		Interior light fixtures	63,000.00
		Exterior painting	55,000.00
		Generator for emergency purposes	4,000.00
		Water Heaters	6,000.00
		Stoves-Refrigerators	6,000.00
	CA014004	Generator for emergency purposes	4,000.00
	El Camino		
	Village		
		<b>Total Estimated Capital Funds - 2007</b>	<b>\$308,000.00</b>

**Capital Funds Program Five Year Action Plan**

7/14/2006

**Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 3 FFY Grant: 2008 PHA FY: 2008		
2006	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	Operations	5,000.00
		Management Improvements:	25,000.00
Annual		Technical & non-technical training/assistance	
		(HUD program systems updates, tracking, etc.)	
		Policies updates/changes	
		Computer software updates, training	
Statement		Administration:	16,000.00
		Procurement-Contractors, monitoring, report,	
		documentation functions	
		Fees & Costs:	
		Planning, consortium fees, update annual	25,000.00
		agency plan, Update utility allowance,	
	CA014003	Windows (phase I)	195,000.00
	Midway Village	Roofing Shingle	30,000.00
		Water Heaters	6,000.00
		Stoves-Refrigerators	6,000.00
		<b>Total Estimated Capital Funds - 2008</b>	<b>\$308,000.00</b>

**Capital Funds Program Five Year Action Plan**

7/14/2006

**Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 4 FFY Grant: 2009 PHA FY: 2009		
2006	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	Operations	5,000.00
		Management Improvements:	25,000.00
Annual		Technical & non-technical training/assistance	
		(HUD program systems updates, tracking, etc.)	
		Policies updates/changes	
		Computer software updates, training	
Statement		Administration:	16,000.00
		Procurement-Contractors, monitoring, report,	
		documentation functions	
		Fees & Costs:	
		Planning, consortium fees, update annual	34,000.00
		agency plan, Update utility allowance,	
		Energy audit (required every 5 years)	
	CA014003	Windows (phase II)	212,000.00
	Midway Village	Water Heaters	6,000.00
	CA014004	Weatherstripping	10,000.00
	El Camino		
	Village		
		<b>Total Estimated Capital Funds - 2009</b>	<b>\$308,000.00</b>

**Capital Funds Program Five Year Action Plan**

7/14/2006

**Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 5 FFY Grant: 2010 PHA FY: 2010		
2006	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	<b>Operations:</b>	5,000.00
		<b>Management improvements:</b>	25,000.00
Annual		Staff training	
		Technical & non-technical assistance (HUD program system updates, tracking, etc.)	
		Policies updates/changes	
		Computer software updates	
Statement		<b>Administration</b>	29,000.00
		Procurement - Contractors, monitoring, report(s), documentation functions	
		<b>Fees &amp; Costs:</b>	29,000.00
		Planning, consortium fees, update annual agency plan, update utility allowance plan	
		<b>Site improvements:</b>	
	CA014003	Resurfacing and restriping of parking/driveways	10,000.00
	Midway Village	Accessibility improvements	10,000.00
		Tree trimming/removal	8,000.00
		Exterior lighting (common areas)	5,000.00
		Irrigation and landscaping improvements	5,000.00
		<b>Dwelling Structures:</b>	
	CA014003	Mold remediation services	15,000.00
	Midway Village	Pest control services	5,000.00
		Energy conservation improvements (fluorescent lighting)	8,000.00
		Painting of units (interior)	7,000.00
	HA Wide	Carpeting and flooring replacement	10,000.00
	HA Wide	Window covering replacement	2,000.00
	HA Wide	Bathroom/plumbing fixtures replacement	15,000.00
		(continued page 6)	
		<b>Subtotal - Estimated Capital Funds - 2010, continued next page.....</b>	<b>\$188,000.00</b>

**Capital Funds Program Five Year Action Plan**

7/14/2006

**Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 5 FFY Grant: 2010 PHA FY: 2010		
2006	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	<b>Continued from Page 5...</b>	
		<b>Dwelling Structures:</b>	
	CA014003	Painting of buildings (exterior)	15,000.00
Annual	Midway Village	Gutter and downspout repair/replacement	15,000.00
		Kitchen cabinets replacement	15,000.00
		Windows replacement	25,000.00
Statement	HA Wide	<b>Dwelling Equipment (Non-Expendable):</b>	
		Appliances	3,000.00
	HA Wide	<b>Non-dwelling equipment:</b>	
		Vehicles	16,000.00
		Tools	2,538.00
		Computer hardware	4,000.00
	HA Wide	<b>Non-dwelling structures:</b>	
		Expand maintenance facilities	10,000.00
	HA Wide	<b>Relocation costs:</b>	
		Temporary relocation due to modernization	3,000.00
		<b>Subtotal 2010</b>	108,538.00
		<b>Total Estimated Capital Funds - 2010</b>	<b>\$296,538.00</b>

**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment ca014c02

**Annual Statement /Performance and Evaluation Report** 7/14/2006  
**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>CA39P01450105</b></span> Replacement Housing Factor Grant No:	Federal FY of Grant: <p align="center"><b>2005</b></p>
--	--	---

Original Annual Statement     
  Reserved for Disasters/Emergencies     
  Revised Annual Statement/Revision Number   1    
 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	5,000.00	0.00	0.00
3	1408 Management Improvements	25,000.00	20,000.00	0.00	0.00
4	1410 Administration	16,000.00	29,000.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	30,000.00	30,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	45,000.00	104,000.00	0.00	0.00
10	1460 Dwelling Structures	175,538.00	76,500.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	1,538.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	27,500.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	3,000.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	<b>Amount of Annual Grant (sums of lines 2-20)</b>	<b>\$296,538.00</b>	<b>\$296,538.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	16,000.00	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**

7/14/2006

PHA Name: <b>Housing Authority of the County of San Mateo</b>		Grant Type and Number: Capital Fund Program No: <b>CA39P01450105</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2005</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	<b>Operations</b>	1406		5,000.00	5,000.00	0.00	0.00	
	<b>Management Improvements:</b>	1408		25,000.00	20,000.00	0.00	0.00	
	Technical & non-technical training/assistance (HUD program systems updates, tracking, etc.)							
	Policies updates/changes							
	Computer software updates, staff training							
	<b>Administration (maximum 10% of total grant)</b>	1410		16,000.00	29,000.00	0.00	0.00	
	Procurement-Contractors, monitoring, report, documentation functions							
	<b>Fees &amp; Costs:</b>	1430		30,000.00	30,000.00	0.00	0.00	
	Planning, consortium fees, update annual agency plan, Update utility allowance,							
	<b>Site Improvement:</b>							
	Resurface podium	1450		45,000.00	30,000.00	0.00	0.00	
	Sewer line repair/replacement (Martin Court)			0.00	14,000.00	0.00	0.00	Added
	Retaining wall (erosion control)			0.00	30,000.00	0.00	0.00	Approved in 2004
	Resurfacing and restriping of parking - partial (Midway Village)		Phase I	0.00	30,000.00	0.00	0.00	Moved from 2004
	<b>Dwelling Structures:</b>							
	Kitchen cabinets, countertops, sinks (continuation)	1460	8 units	175,538.00	20,000.00	0.00	0.00	Continued in 2006
	Dryrot repair (utility boxes, ext. siding, ext. trim)		8	0.00	10,000.00	0.00	0.00	Added
	Windows replacement		8	0.00	10,000.00	0.00	0.00	Moved from 2002
	Bathroom and plumbing fixtures replacement		8	0.00	12,000.00	0.00	0.00	Added
	Energy conservation improvements (fluorescent lighting)		8	0.00	6,000.00	0.00	0.00	Added
	Window coverings/blinds		12	0.00	2,000.00	0.00	0.00	Added
	Water heaters		8	0.00	1,500.00	0.00	0.00	Added
	Mold remediation services and repairs		3 units	0.00	15,000.00	0.00	0.00	Added/health and safety threat





## CAPITAL FUND PROGRAM TABLES START HERE

Attachment: ca014d02

**Annual Statement /Performance and Evaluation Report** 7/14/2006  
**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>CA39P01450104</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
---	---	-------------------------------------

Original Annual Statement     
  Reserved for Disasters/Emergencies     
  Revised Annual Statement/Revision Number   1    
 Performance and Evaluation Report for Program Year Ending **12/31/05**     
  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	10,000.00	299,739.00	0.00	0.00
3	1408 Management Improvements	23,619.00	0.00	0.00	0.00
4	1410 Administration	29,973.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	30,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	176,147.00	0.00	0.00	0.00
10	1460 Dwelling Structures	30,000.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	<b>Amount of Annual Grant (sums of lines 2-20)</b>	<b>\$299,739.00</b>	<b>\$299,739.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	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**

7/14/2006

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	<b>Operations</b>	1406		10,000.00	299,739.00	0.00	0.00	
	<b>Management Improvements:</b>	1408		23,619.00	0.00	0.00	0.00	
	Technical & non-technical training/assistance (HUD program systems updates, tracking, etc.)							
	Policies updates/changes							
	Computer software updates, staff training							
	<b>Administration (maximum 10% of total grant)</b>	1410		29,973.00	0.00	0.00	0.00	
	Procurement-Contractors, monitoring, report, documentation functions							
	<b>Fees &amp; Costs:</b>	1430		30,000.00	0.00	0.00	0.00	
	Planning, consortium fees, update annual agency plan,Update utility allowance,							
	<b>Site Improvement:</b>	1450						
Midway Village	Concrete retaining wall (erosion control)			49,987.00	0.00	0.00	0.00	
	Resurface asphalt parking lot/stripping (partial)			35,000.00	0.00	0.00	0.00	
	Termite inspections			23,500.00	0.00	0.00	0.00	
	Repair termite damage			28,000.00	0.00	0.00	0.00	
	Sprinkler system (common areas)			29,760.00	0.00	0.00	0.00	
	Sidewalk			3,400.00	0.00	0.00	0.00	
	Tree Trimming, root problems			0.00	0.00	0.00	0.00	
	Landscaping, grass-reseed			5,000.00	0.00	0.00	0.00	
	Waste receptacles			1,500.00	0.00	0.00	0.00	
	<b>Dwelling Structures:</b>	1460						
Midway Village	Painting, interior		22 units	20,000.00	0.00	0.00	0.00	
	Blinds, shades			4,000.00	0.00	0.00	0.00	
	Exterior storage doors			6,000.00	0.00	0.00	0.00	
	Kitchen cabinets, countertops, sinks		17units	0.00	0.00	0.00	0.00	
	<b>Non-Dwelling Equipment:</b>	1475						
	Maintenance vehicle			0.00	0.00	0.00	0.00	
	Community room training equipment			0.00	0.00	0.00	0.00	
	<b>TOTAL CFP ESTIMATED COST - 2004</b>			<b>\$299,739.00</b>	<b>\$299,739.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	



**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment ca014e02

**Annual Statement /Performance and Evaluation Report**

7/14/2006

**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>
--	---	-------------------------------------

<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u>2</u>
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/05		<input type="checkbox"/> 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	5,000.00	0.00	0.00
3	1408 Management Improvements	30,000.00	41,759.04	41,759.04	3,389.00
4	1410 Administration	25,000.00	25,393.99	25,393.99	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	20,000.00	129,620.00	129,620.00	32,507.07
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	35,000.00	10,741.00	0.00	0.00
10	1460 Dwelling Structures	133,147.00	38,889.92	38,889.92	25,816.15
11	1465.1 Dwelling Equipment-Nonexpendable	3,000.00	3,278.00	3,278.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	5,000.00	1,465.05	1,465.05	1,465.05
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	<b>Amount of Annual Grant (sums of lines 2-20)</b>	<b>\$256,147.00</b>	<b>\$256,147.00</b>	<b>\$240,406.00</b>	<b>\$63,177.27</b>
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	13,014.00	13,014.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	3,784.00	2,875.92	2,875.92	2,875.92

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

7/14/2006

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	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)	1408		30,000.00	41,759.04	41,759.04	3,389.00	Obligated as follows: Software - \$41,059.04 Training - \$700.00
	Computer software updates, staff training							
	Resident Coordinator/benefits (for safety, house-keeping training, Neighborhood Watch)							
	Administration - Procurement-Contractors, monitoring, report, documentation functions	1410		25,000.00	25,393.99	25,393.99	0.00	
	Hire pt-time data clerk for Inventory record input, etc.							
	Fees & Costs - Architect Planning, consortium fees, Update Annual Agency Plan/Five Year Plan	1430		20,000.00	129,620.00	129,620.00	32,507.07	25% Completed
	Review/update Annual Utility Allowances							
	Replace wooden retaining walls (El Camino Village)	1450	8	35,000.00	0.00	0.00	0.00	postponed
	Sewer line replacement (4 units)	1450	4	0.00	10,741.00	0.00	0.00	added
	Dwelling Structures -Replace gutters all units (Phase I)	1460	22	74,991.00	0.00	0.00	0.00	postponed
	Energy Star Water Heater	1460	9	3,784.00	2,875.92	2,875.92	2,875.92	9 water heaters
	Blinds/shades	1460	18 units	1,500.00	1,500.00	1,500.00	1,440.23	96% Completed
	Upgrade/improve existing lighting/light poles	1460		10,000.00	0.00	0.00	0.00	postponed
	Replace kitchen cabinets (Partial)	1460	10	42,872.00	0.00	0.00	0.00	postponed
	Security camera system upgrade	1460	11	0.00	13,014.00	13,014.00	0.00	added - 2002 PNA identified
	Mold remediation	1460		0.00	21,500.00	21,500.00	21,500.00	added - threat to health & safety
	Dwelling Equipment - kitchen appliances	1465	8	3,000.00	3,278.00	3,278.00	0.00	
	Non-Dwelling Structures (expand maintenance fac.)	1470		0.00	0.00	0.00	0.00	postponed
	Non-Dwelling Equipment - Purchase	1475		5,000.00	1,465.05	1,465.05	1,465.05	Landscaping completed
	landscaping/maintenance equipment, (drain cleaning machine)							Tool box/rack obligated
	<b>TOTAL</b>			<b>\$256,147.00</b>	<b>\$256,147.00</b>	<b>\$240,406.00</b>	<b>\$63,177.27</b>	<b>25% Completed</b>

