

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 06/30/2006)

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: 20 06

PHA Name:

Housing Authority of the City of San Luis Obispo

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
CITY OF SAN LUIS OBISPO

PHA Number: CA064

PHA Fiscal Year Beginning: (mm/yyyy) 10/2006

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 171
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1,825

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: CAROL HATLEY Phone: 805-594-5303
 TDD: Email (if available): chatley@haslo.org

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)

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.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 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.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

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

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.

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?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
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:

B. Site-Based Waiting Lists – Coming Year

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?
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)

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):

HOPE VI Revitalization Grant Status	
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:

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:

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? 3% of total number of assisted families

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: No HQS violations; not in initial 1 year of HAP contract; doesn't owe PHA any money; no serious or repeated program violations; graduate of FSS or another self-sufficiency program operated by a Federal, State or Local; contain at least 1 adult fully employed for minimum of 1 year prior to homeownership

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

Work with affordable housing developments and/or apply for Federal Home Loan Bank funds to assist with the purchase and offer Homeownership Counseling Services

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):
Previous experience in administering downpayment assistance and First Time Homebuyer programs for the local government entities.

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:) Local commitment to assist other Social Service agencies in support of stabilized housing for their low income clients, i.e. Aids Support Network, Peoples Self-Help Housing and developments that require rental assistance for affordability.

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): City of San Luis Obispo, City of Paso Robles, City of Atascadero and some projects located within county jurisdiction. Number of units to be determined later.

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)
County of San Luis Obispo

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 County has consistently supported our efforts with CDBG and Home program funding. These have been used to acquire new properties for new developments to add to the affordable housing stock, as well as funds for Tenant Based Rental Assistance programs until clients can be absorbed into the Housing Choice Voucher program and lastly, funds for downpayment assistance for low-income First-Time Homebuyers.

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
XX	<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
XX	<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
XX	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
XX	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
XX	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
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
XX	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
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	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
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	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
XX	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
XX	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 type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
XX	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
XX	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance & Community Service &

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Self-Sufficiency
XX	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
XX	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
XX	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	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
	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
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	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
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
XX	Policies governing any Section 8 Homeownership program (Chapter 20, Section C of the Section 8 Administrative Plan)	Annual Plan: Homeownership
XX	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	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
XX	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
XX	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
XX	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
XX	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

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

See attached sheets for open grants, as well as completed grants not yet approved by HUD.

8. Capital Fund Program Five-Year Action Plan

Submitted with 2005-2009 Five Year Action Plan.

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO	Grant Type and Number Capital Fund Program Grant No: CA16PO6450103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	--	-------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 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	6,000	2,667.99	2,667.99	2,667.99
4	1410 Administration	26,936	30,784.72	30,784.72	30,784.72
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,000	4,733.11	4,733.11	4,733.11
8	1440 Site Acquisition				
9	1450 Site Improvement	78,000	0	0	0
10	1460 Dwelling Structures	121,715	209,379.42	209,379.42	128,424.42
11	1465.1 Dwelling Equipment—Nonexpendable	21,680	24,765.76	24,765.76	24,765.76
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)	272,331	272,331	272,331	191,376
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				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO		Grant Type and Number Capital Fund Program Grant No: CA16PO6450103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	
PHA Wide	OPERATIONS	1406						
PHA Wide	MANAGEMENT IMPROVEMENTS	1408						
	Staff Training		LS	2,000	2,667.99	2,667.99	2,667.99	Completed
	Hardware Upgrade		LS	2,000	0			
	Software Upgrade		LS	2,000	0			
PHA Wide	ADMINISTRATION	1410	LS	26,936	30,784.72	30,784.72	30,784.72	
PHA Wide	FEES and COSTS	1430						
	Professional Services		LS	16,000	4,496.77	4,496.77	4,496.77	Completed
	Costs		LS	2,000	236.34	236.34	236.34	Completed
	SITE IMPROVEMENTS	1450						
64-16	Replace Fences		650 lf	78,000	0			
	DWELLING STRUCTURES	1460						
64-13	Replace Mansard Roof – Southwood			16,320	98,058	98,058	17,103	In Progress
	Repair Stucco & Paint - Southwood		1640 sf	3,280	0			
64-16	Replace Floor Tile		20,423 sf	102,115	70,910.42	70,910.42	70,910.42	Completed
	Replace Roof – Royal Way				40,411	40,411.00	40,411.00	Completed

PHA Name:
HOUSING AUTHORITY OF THE
CITY OF SAN LUIS OBISPO

Grant Type and Number
Capital Fund Program No: CA16PO6450103
Replacement Housing Factor No:

Federal FY of Grant: 2003

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
64-3	04/05	09/17/2005	09/05	04/06	09/17/2007	12/2005	Notice PIH 2003-19 (PHA)
64-13	04/05	09/17/2005	09/05	04/06	09/17/2007		Notice PIH 2003-19 (PHA)
64-16	04/05	09/17/2005	09/05	04/06	09/17/2007	12/2005	Notice PIH 2003-19 (PHA)
PHA Wide	04/05	09/17/2005	3/06	04/06	09/17/2007	6/2006	Notice PIH 2003-19 (PHA)

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO	Grant Type and Number Capital Fund Program Grant No: CA16PO6450104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
---	---	--

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: X 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	263,238	263,238	263,238	263,238
3	1408 Management Improvements				
4	1410 Administration	1,000	3,107.38	3,107.38	3,107.38
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		15,642	15,642	15,642
11	1465.1 Dwelling Equipment—Nonexpendable	6,150	0	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	45,000	33,400.62	33,400.62	33,400.62
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)	315,388	315,388	315,388	315,388
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				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO	Grant Type and Number Capital Fund Program Grant No: CA16PO6450105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
---	---	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 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		25,000		
3	1408 Management Improvements	24,500	24,500		
4	1410 Administration	30,215	30,215		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,600	22,600		
8	1440 Site Acquisition				
9	1450 Site Improvement	139,235	139,235		
10	1460 Dwelling Structures	52,600	52,600		
11	1465.1 Dwelling Equipment—Nonexpendable	8,000	8,000		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	25,000	0		
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)	302,150	302,150		
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				

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO		Grant Type and Number Capital Fund Program Grant No: CA16PO6450105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
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	
PHA Wide	OPERATIONS	1406			25,000			
PHA Wide	MANAGEMENT IMPROVEMENTS	1408						
	Staff training		LS	3,500	3,500			
	Copy Machine		LS	6,000	7,235.09			
	Maintenance Repair Tools		LS	15,000	13,764.91			
PHA Wide	ADMINISTRATION	1410	LS	30,215	30,215			
PHA Wide	FEES and COSTS	1430	LS	22,600	22,600			
	SITE IMPROVEMENTS	1450						
PHA Wide	Energy Conservation			45,735	45,735			
64-2	Replace Sidewalks			2,000	2,000			
64-3	Replace Small Parking Lot			25,000	25,000			
	Sidewalk Repair			5,000	5,000			
	Replace Benches			10,000	10,000			
64-4	Sidewalk Repair			4,000	4,000			
64-5	Sidewalk Repair			2,000	2,000			
64-7	Sidewalk Repair			6,000	6,000			
64-9	Sidewalk Repair			6,000	6,000			
	Replace Benches			10,000	10,000			
	Install Handrails			6,000	6,000			
64-16	Sidewalk Repairs			10,000	10,000			
	Bike Rack, Exterior Bench			7,500	7,500			
	DWELLING STRUCTURES	1460						
64-2	Replace Patio Doors & Tracks			10,000	10,000			
64-3	Replace Heaters			22,000	22,000			
	Replace Patio Covers			10,000	10,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF CITY OF SAN LUIS OBISPO		Grant Type and Number Capital Fund Program No: CA16PO6450105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
64-2	9/30/06			9/30/06			
64-3	9/30/06			9/30/06			
64-4	9/30/06			9/30/06			
64-5	9/30/06			9/30/06			
64-7	9/30/06			9/30/06			
64-9	9/30/06			9/30/06			
64-13	3/31/07			3/31/07			
64-16	3/31/07			3/31/07			
PHA Wide	3/31/07			3/31/07			

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

PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO	Grant Type and Number Capital Fund Program Grant No: CA16PO6450106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
--	--	-------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending: **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	26,047	26,047		
3	1408 Management Improvements				
4	1410 Administration	26,727	26,727		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,500	19,500		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	195,000	217,613		
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)	267,274	289,887		
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				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO		Grant Type and Number Capital Fund Program No: CA16PO6450203 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA Wide	03/2007							
64-4	03/2007							
64-13	03/2007							



Housing Authority of the City Of San Luis Obispo
Public Housing - Section 8 HCV
Resident Advisory Board (RAB)

Resident Advisory Board Members:

Kayanna Bailey
Lisa Barton
Pete Carnero
Susie Carnero
Andréa Herrera
Sonya Vega
Arlene Vogele
Jackie Wright
*Temar Carter
*Nallely Garrido
*Sheri Kaba

*RAB members not participating in review

HASLO Staff:

Vela S. Herrera, Director of Housing Management
Sarah Castilleja, Housing Specialist
Bill Cannon, Housing Assistant I

Introductions and Confirmation of New RAB Members: HASLO staff welcomed new RAB members at it's June 20, 2006 meeting, and explained why the Housing Authority is required to prepare a "Streamlined Annual PHA Plan", and the regulatory process the HA is mandated to follow prior to submission to HUD. RAB members were also given a complete overview and explanation of the purpose of the Advisory Board, how RAB comments would be used in the development of Agency Plan for fiscal year 2006, as well as any other public comments. Current members were previously informed of the Public Hearing which was held on June 15, 2006, and new RAB members were also encouraged to attend any subsequent meetings. Submitted below is a summary of comments discussed by members in attendance at meetings held on June 20, 2006; July 5, 2006, and July 12, 2006.

Comments & Recommendations:

- *Section 8 Homeownership Program:* HASLO staff explained the importance of promoting self-sufficiency, increasing awareness of homeownership opportunities, and the importance of expanding pre-purchase education to all residents as well as post-purchase counseling.

➤ HASLO anticipates assisting 3% of the total number of participants, and has demonstrated its capacity to administer the program.

RAB members supported HASLO's goal to include a Section 8 Homeownership program.

- *Use of the Project-Based Voucher Program:* Discussion ensued regarding the implementation of a Project Based Section 8 Program which would allow access to neighborhoods outside of high poverty areas, and increased opportunities for voucher holders due to lack of affordable rental units in the county.

RAB members supported HASLO's goal to include the use of Project Based Voucher Assistance.

- *Revisions to Admissions and Occupancy Policy (AOC) and Administrative Plan:* A brief discussion regarding HASLO's responsibility to revise and adopt policies according to federal regulations and how HASLO administers its programs was explained to all RAB members. In conjunction with submission of the current Agency Plan, HASLO will take steps to make revisions to its AOC and Admin Plan to include the use of Project Based Vouchers and its Homeownership Program.

Overall support by RAB members was given to further the opportunities for Homeownership and Project Based Vouchers, as well as changes and revisions to HASLO's AOC and Admin Plan.

- *Resident Advisory Board Comments:* RAB requested the following comments and recommendations be submitted with the PHA Agency Plan.
 - HASLO's FSS department must take measures to increase awareness of homeownership opportunities for all Public Housing and Section 8 participants;
 - HASLO's FSS department must encourage enrollment in social programs that promote self-sufficiency and identify appropriate services for all residents;
 - HASLO must provide staff training via appropriate budgeting measures to ensure that staff can carry out their responsibilities as well as the overall objectives and goals of the agency;
 - Prior to the project-based voucher conversion, HASLO must meet with the RAB to explain what steps will be taken to educate tenant based voucher holders of the differences between the two types of vouchers, and how they will be distributed.

Resident Advisory Board Members

1. Susie Carnero
2. Pete Carnero
480 High St #A, SLO
782-9612
3. Arlene Vogele
1251 Lo Olivos #27, LO
534-0777
4. Sheri Kaba
4697 Thread Lane, SLO
542-9522
5. Kayanna Bailey
2929 Augusta E-3, SLO
541-4556
6. Lisa Barton
11670 Los Osos Valley Rd. #E, SLO
544-0105
7. Jackie Wright
1600 Toro St. 2-C, SLO
544-5326
8. Temar Carter
510 Hathway #C, SLO
235-1135
9. Nallely Garrido
448 South #B, SLO
783-2582
10. Sonja Vega
1213 Corral Creek Ave #5, PR
237-1375
11. Andrea Herrera
377 Branch St #2, SLO
781-0811

7-10-06

PHA Plans

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

Streamlined Annual Version

OMB No. 2577-0289
(exp. 06/30/2006)

RECEIVED

JUL 06 2006

HOUSING AUTHORITY OF SAN LUIS OBISPO

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which amended section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a structure 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: 20 06

PHA Name:

Housing Authority of the City of San Luis

Obispo

1 { Paper 2 of 13
Does paper have result in reading?
With my illness and disability, having standing
I have been important.
Will home ownership be extended to
low-income homes?
4 I will the lease be simpler to read?

Prokie Wright (Public Housing Resident)

**STREAMLINED ANNUAL PHA PLAN for FISCAL YEAR 2006:
Housing Authority of the City of San Luis Obispo**

Additional comments submitted by Susie Carnero (Public Housing - New RAB Member)

1. Site Based Waiting Lists (Eligibility, Selection, Admissions Policies). This section was left blank. Does HASLO have site-Based Waiting Lists? If so what is the current mix of Racial, Ethnic or Disability Demographics since initiation of SBWL, how many sites are there, are any of these sites new, and how would one sing up?
2. Section 8 tenant Based Assistance - Homeownership Program
 - a. HASLO will be limiting the number of families participating in the Section 8 homeownership program to 3% this fiscal year. How does one become one of the 3%?
3. HASLO states in it's program eligibility criteria that at least 1 adult must be fully employed for a minimum of 1 year prior to homeownership. Does a retirement pension meet this requirement?
4. You need to clarify "project-based" -vs- "tenant-based" as well as "housing choice voucher" to applicants and participants.
5. What is the Consolidated Plan and Down Payment Assistance Program for low-income First Time Homebuyers?

July 10, 2006

To: Housing Authority of the City of San Luis Obispo
Subject: Streamlined Annual PHA Plan for Fiscal Year 2006

- 1) How will the Housing Authority determine which tenant-based Section 8 vouchers will be "project-based"?
- 2) How many vouchers will be subject to this change?
- 3) Will voucher holders have a say so as to being switched from tenant based vouchers to project based?

I have reviewed the Streamlined Annual PHA Plan for Fiscal Year 2006, and have no further comments at this time.

Respectfully submitted,



Andrea Herrera
Resident Advisory Board Member (Section 8-HCV)

PHA Plans

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

OMB No. 2577-0226
(exp. 06/30/2006)

Streamlined Annual
Version

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: 20 06 PHA Name:

Housing Authority of the City of San Luis
Obispo

RECEIVED

TIME

JUL 11 2006

HOUSING AUTHORITY
OF SAN LUIS OBISPO

PHA Plans tenant suggestions:

- More funds for training and/or educating Housing Authority Staff.
- Hire a social worker:

Social Worker assigned to “x” amount of complexes and work with onsite managers to help residents in need. Their tasks are wide ranging—from helping someone fill out forms necessary to obtain public assistance, helping with parenting issues, to helping solve disputes between neighbors.

- Volunteer health screening at complexes.
- Enrichment Fund.

An Enrichment Fund to establish and provide emergency medical funds, scholarships and other unexpected expenses for residents of our rental complexes year round.

- Expand more low-income housing and home ownership.

Expand and strengthen our reputation and leadership position as the premiere affordable housing and community on the Central Coast. In addition, expand effective support services so that every housing site has a full array of social, educational and health programs for our residents throughout the region.

- Additional Programs and Services.

Collaborate with many local agencies to bring programs and services to families at our developments throughout the Central Coast. Community Rooms and Learning Centers provide activities for residents including early childhood education programs, education classes, classes in art, sewing, music, exercise, computer training and other activities requested by our clients.

- Programs include ESL (English as a Second Language), GED, Financial Literacy and Citizenship Classes onsite in the Community Rooms and Learning Centers.
- Start exercise classes in the Community Rooms for seniors and stay-at-home moms. A preschool and early education programs including Head Start, SPARK and Mommy/Daddy and Me classes for parents and young children onsite.

- Economic Self-Development Services

Social worker can provide learning and/or referral service opportunities such as employment counseling, job readiness, and small business workshops. Women who are the head-of-households are also assisted in improving their earning potential by learning to drive, budget their income, and increase their self-esteem.

- Credit Counseling.

Establishing and maintaining good credit is vital for upward mobility and self-sufficiency. Social worker teaches the value of good credit habits.

Submitted by:

Arlene Vogele
1251 Los Olivos Ave #27
Los Osos CA 93402

RAB MEMBER
(SEC 8 - HCV)

PHA Plans

Streamlined Annual

Version

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

OMB No. 2577-0226
(exp. 06/30/2006)

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: 20 06 PHA Name:

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.

form HUD-50075-SA (4/30/2003)

To San Luis Obispo Housing Authority :

I have reviewed the streamlined annual plan for fiscal year 2006 and I have no comments or recommendations at this time .

Signed,

Sanya Ujga

Section 8

RAB Member

07/08/06

Housing Authority of the
City of San Luis Obispo,

el, Kayanna L Bailey, have reviewed
a copy of the Streamlined Annual PHA
plan for Fiscal Year: 2006.

At this time, el have no comments.

Thank-You

Kayanna L Bailey
San Daily

(Public Housing Resident)

RECEIVED

TIME

JUL 10 2006

HOUSING AUTHORITY
OF SAN LUIS OBISPO