

Part I: Summary

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

Grant Type and Number: **Capital Fund Program Grant No: CA 16P064501-08**

Replacement Housing Factor Grant No: _____

Date of CFFP: _____

FFY of Grant: **2008**

FFY of Grant Approval: **2008**

Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: **3/31/2010**

Revised Annual Statement (revision no:)

Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Revised	Obligated	Total Actual Cost	Expended
		Original	Revised				
1	Total non-CFF Funds						
2	1406 Operations (may not exceed 20% of line 21)	55,152		55,152		55,152	55,152
3	1408 Management Improvements	5,000		5,000		832	832
4	1410 Administration (may not exceed 10% of line 21)	27,576		27,576		27,576	27,576
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	3,000		3,000		110	110
8	1440 Site Acquisition						
9	1450 Site Improvement	74,533		74,533		3,940	3,940
10	1460 Dwelling Structures	85,500		85,500		30,841	30,841
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment	25,000		25,000			
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of						
19	1502 Contingency						
20	Amount of Annual Grant: (sum of lines 2 - 19)	275,761		275,761		118,451	113,265
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 compliance						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
<i>[Signature]</i>		7-16-10					

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHA's with under-250 units in management may use 100% of CFFP Grants for operations
 4 RHF funds shall be included here.

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO		Capital Fund Program Grant No: CA16P064501-09		FFY of Grant Approval: 2009	
Replacement Housing Factor Grant No:		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010					
Line	Summary by Development Account	Original	Revised	Obligated	Expended
Total Estimated Cost		Total Actual Cost			
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements	5,000	5,000		5,000
4	1410 Administration (may not exceed 10% of line 21)	22,400	22,400		22,400
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	246,921	246,921		246,921
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	274,321	274,321		274,321
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>Carol...</i>				7-16-10	

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Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO		Capital Fund Program Grant No: CA16SO6450109		FFY of Grant Approval: 2009	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant		Total Estimated Cost		Total Actual Cost	
<input type="checkbox"/> Original Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21),				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	34,900	34,900	34,900	1,253
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	32,158	49,428	49,428	26,899
8	1440 Site Acquisition				
9	1450 Site Improvement	97,000	51,586	51,586	
10	1460 Dwelling Structures	175,000	104,105	104,105	
11	1465.1 Dwelling Equipment--Nonexpendable	10,000	99,875	99,875	8,875
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs		9,164	9,164	
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	349,058	349,058	349,058	37,027
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>David G...</i>				7-16-10	

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Part II: Supporting Pages									
PHA Name: HOUSING AUTHORITY OF THE CITY OF THE CITY OF SAN LUIS OBISPO									
Grant Type and Number Capital Fund Program Grant No: CA16S06450109 CFFP (Yes/No): Replacement Housing Factor Grant No:									
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	Federal FFY of Grant: 2009
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
PHA Wide	Administration	1410		34,900	34,900	34,900	1,253		
PHA Wide	Fees & Costs	1430		32,158	49,428	49,428	26,899	In Process	
64-13	Fence Replacement/Repair	1450		7,000	7,443	7,443	-	In Process	
64-2	Fence Replacement/Repair	1450		10,000	-	-	-		
64-3	Fence Replacement/Repair	1450		40,000	13,999	13,999	-	In Process	
64-4	Fence Replacement/Repair	1450		10,000	-	-	-		
64-4	Sewer repair	1450		30,000	30,144	30,144	-	In Process	
64-14	Exterior Lights (Painting to be deferred)	1460		55,000	5,690	5,690	-	In Process	
64-2	Exterior Painting	1460		40,000	-	-	-		
64-6	Heater Replacement	1460		50,000	30,884	30,884	-	In Process	
64-8	Exterior Painting	1460		30,000	17,258	17,258	-	In Process	
64-8	Re-roofing	1460		-	34,480	34,480	-	In Process	
64-8	Rain Gutter Replacement	1460		-	6,993	6,993	-	In Process	
64-8	Termite work	1460		-	8,800	8,800	-	In Process	
64-16	Refrigerator Replacement	1465		10,000	8,875	8,875	8,875	Complete	
64-8	SOLAR	1465		-	91,000	91,000	-	In Process	
64-8	Relocation (due to termite tenting)	1495.1		-	9,164	9,164	-	In Process	
				349,058	349,058	349,058	37,027		

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

2 To be completed for the Performance and Evaluation Report

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO		Capital Fund Program Grant No: CA16P06450110		FFY of Grant Approval: 2010	
Type of Grant		Replacement Housing Factor Grant No:			
<input checked="" type="checkbox"/> Original Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost
		Original			Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21).	54,469			
3	1408 Management Improvements	25,000			
4	1410 Administration (may not exceed 10% of line 21)	27,330			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000			
10	1460 Dwelling Structures	141,600			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	273,399			
21	Amount of line 20 Related to LEP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs	40,000			
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	61,600			
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>[Signature]</i>		6-22-10			

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Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number: Housing Authority of the City of San Luis Obispo/CA064		Locality (City/County & State): San Luis Obispo, San Luis Obispo County, California		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		Work Statement for Year 5 FFY 2014
Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014	
64-2		\$ 35,000	30,000			\$120,000
64-3			50,000	75,000		
64-4 Hathway		\$ 15,000		\$ 50,000		\$ 5,000
64-5 Archer & High		25,000				\$155,000
64-6 LOVR		\$ 25,000	\$ 5,000			
64-7 Leff Street		360,000	\$ 35,000	\$ 50,000		
64-8 High & Hutton						\$ 5,000
64-9 Augusta		\$ 45,000	100,000	\$ 10,000		\$300,000
64-13 Harris et al		\$ 15,000	10,000	\$ 22,500		\$250,000
64-14 Puerta Del Sol				\$225,000		
64-16						\$ 50,000
B. Physical Improvements Subtotal		\$520,000	\$230,000	\$432,500		\$590,000
C. Management Improvements		\$ 90,000	\$ 50,000	\$ 85,000		\$ 90,000
D. PHA-Wide Non-dwelling Structures and Equipment		\$307,250	\$219,250	\$239,250		\$210,000
E. Administration		\$ 52,000	\$ 23,000	\$ 43,000		\$59,000
F. Other						
G. Operations (1406)		\$ 30,000	\$ 30,000	\$ 30,000		\$ 30,000
H. Demolition			\$ 50,000			
I. Development						
J. Capital Fund Financing – Debt Service						
K. Total CFP Funds		\$999,250	\$602,250	\$829,750		\$979,000
L. Total Non-CFP Funds						
M. Grand Total		\$999,250	\$602,250	\$829,750		\$979,000

Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages — Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	64-2 KS&B	Exterior paint, gutters and replace/repair wood siding	\$35,000	64-2 KS&B	Replace windows and sliding glass doors	\$ 30,000
	64-3 Toro			64-3 Toro	Replace windows & sliding glass doors	\$ 50,000
	64-4 Hathway	20 - New Stoves	\$10,000	64-4 Hathway		
	64-5-Archer & High (1 unit)	504 Modifications	5,000	64-5 Archer & High		
	64-6 LOVR	504 Modifications	25,000	64-6 LOVR	1 - Install new irrigation meter and backflow device	\$5,000
	64-7 Leff Street	Replace windows and sliding doors	\$60,000	64-7 Leff Street	1- Install new irrigation meter/backflow device	\$5,000
	64-8 High & Hutton	Install solar panels	\$300,000	64-8 High & Hutton	Replace flooring	30,000
	64-9 Augusta	1 - Install new irrigation meter and backflow device	\$5,000	64-9 Augusta	Replace kitchen cabinets and countertops	\$75,000
	64-13 - Harris	Replace windows	\$40,000		504 Modifications	\$ 25,000
		1 - Install new irrigation meter and backflow device	\$5,000	64-13 Harris	Replace windows and sliders in 3 units	\$10,000
		1 - Replace Fence/gates	\$10,000			
		Subtotal of Estimated Cost	\$520,000		Subtotal of Estimated Cost	\$230,000

Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages -- Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year: 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	64-2 KS&B	Replace kitchen countertops	\$ 75,000	64-2 KS&B	Install Solar panels	\$120,000
	64-3 Toro	Replace single pane windows	\$ 50,000	64-3 Toro	1 - Install new irrigation meter and backflow device	\$5,000
	64-4 Hathway	Replace windows	\$50,000	64-5-Archer & High	Replace kitchen cabinets and countertops	\$50,000
	64-5-Archer & High			64-6 LOVR		
	64-7 Leff Street			64-7 Leff Street		
	64-8 High & Hutton			64-8 High & Hutton	1 - Install new irrigation meter and backflow device	\$5,000
	64-9 Augusta	16 - Replace ranges	\$10,000	64-9 Augusta	Install Solar panels	\$300,000
	64-13 - 1497 Royal Way	1 - Install new irrigation meter and backflow device	\$5,000	64-13 - 1497 Royal Way		
	64-13 - 2126 Harris	Replace windows	\$10,000	64-13 - 2126 Harris		
	64-13 - 1240 Southwood	1 - Replace Fence	\$7,500	64-13 - 1240 Southwood	Replace windows & sliding doors	\$ 10,000
	64-13 - 711 Upham			64-13 - 711 Upham		
	64-14 Puerta Del Sol			64-14 Puerta Del Sol	Replace windows/doors	\$50,000
	64-16 Arbor Place	Install Solar panels	\$225,000	64-16 Arbor Place	Replace windows	\$50,000
		Subtotal of Estimated Cost	\$432,500		Subtotal of Estimated Cost	\$590,000

Part III: Supporting Pages -- Management Needs Work Statement(s)

Part I: Summary

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

Grant Type and Number: **Capital Fund Program Grant No: CA 16P064501-08**

Replacement Housing Factor Grant No: _____

Date of CFFP: _____

FFY of Grant: **2008**

FFY of Grant Approval: **2008**

Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: **3/31/2010**

Revised Annual Statement (revision no:)

Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Revised	Obligated	Total Actual Cost	Expended
		Original	Revised				
1	Total non-CFF Funds						
2	1406 Operations (may not exceed 20% of line 21)	55,152		55,152		55,152	55,152
3	1408 Management Improvements	5,000		5,000		832	832
4	1410 Administration (may not exceed 10% of line 21)	27,576		27,576		27,576	27,576
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	3,000		3,000		110	110
8	1440 Site Acquisition						
9	1450 Site Improvement	74,533		74,533		3,940	3,940
10	1460 Dwelling Structures	85,500		85,500		30,841	30,841
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment	25,000		25,000			
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of						
19	1502 Contingency						
20	Amount of Annual Grant: (sum of lines 2 - 19)	275,761		275,761		118,451	118,451
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 compliance						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
<i>[Signature]</i>		7-16-10					

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Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO		Capital Fund Program Grant No: CA16P064501-09		FFY of Grant Approval: 2009	
Replacement Housing Factor Grant No:		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010					
Line	Summary by Development Account	Original	Revised	Obligated	Expended
Total Estimated Cost		Total Actual Cost			
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements	5,000	5,000		5,000
4	1410 Administration (may not exceed 10% of line 21)	22,400	22,400		22,400
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	246,921	246,921		246,921
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
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23	Amount of line 20 Related to Security - Soft Costs				
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25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>Carol...</i>				7-16-10	

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Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant		Total Estimated Cost		Total Actual Cost	
<input type="checkbox"/> Original Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
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8	1440 Site Acquisition				
9	1450 Site Improvement	97,000	51,586	51,586	
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12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	-	9,164	9,164	
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18ba	9000 Collateralization or Debt Service paid Via System of				
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22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>David G. [Signature]</i>				7-16-10	

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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	Federal FFY of Grant: 2009
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
PHA Wide	Administration	1410		34,900	34,900	34,900	1,253		
PHA Wide	Fees & Costs	1430		32,158	49,428	49,428	26,899	In Process	
64-13	Fence Replacement/Repair	1450		7,000	7,443	7,443	-	In Process	
64-2	Fence Replacement/Repair	1450		10,000	-	-	-		
64-3	Fence Replacement/Repair	1450		40,000	13,999	13,999	-	In Process	
64-4	Fence Replacement/Repair	1450		10,000	-	-	-		
64-4	Sewer repair	1450		30,000	30,144	30,144	-	In Process	
64-14	Exterior Lights (Painting to be deferred)	1460		55,000	5,690	5,690	-	In Process	
64-2	Exterior Painting	1460		40,000	-	-	-		
64-6	Heater Replacement	1460		50,000	30,884	30,884	-	In Process	
64-8	Exterior Painting	1460		30,000	17,258	17,258	-	In Process	
64-8	Re-roofing	1460		-	34,480	34,480	-	In Process	
64-8	Rain Gutter Replacement	1460		-	6,993	6,993	-	In Process	
64-8	Termite work	1460		-	8,800	8,800	-	In Process	
64-16	Refrigerator Replacement	1465		10,000	8,875	8,875	8,875	Complete	
64-8	SOLAR	1465		-	91,000	91,000	-	In Process	
64-8	Relocation (due to termite tenting)	1495.1		-	9,164	9,164	-	In Process	
				349,058	349,058	349,058	37,027		

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

2 To be completed for the Performance and Evaluation Report

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO		Capital Fund Program Grant No: CA16P06450110		FFY of Grant Approval: 2010	
Type of Grant		Replacement Housing Factor Grant No:			
<input checked="" type="checkbox"/> Original Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost
		Original			Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21).	54,469			
3	1408 Management Improvements	25,000			
4	1410 Administration (may not exceed 10% of line 21)	27,330			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000			
10	1460 Dwelling Structures	141,600			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	273,399			
21	Amount of line 20 Related to LEP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security - Soft Costs	40,000			
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	61,600			
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>[Signature]</i>		6-22-10			

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

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary					
PHA Name/Number: Housing Authority of the City of San Luis Obispo/CA064		Locality (City/County & State): San Luis Obispo, San Luis Obispo County, California		Revision No:	
Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	Work Statement for Year 5 FFY 2014
64-2		\$ 35,000	30,000		\$120,000
64-3			50,000	75,000	
64-4 Hathway		\$ 15,000		\$ 50,000	\$ 5,000
64-5 Archer & High		25,000			\$155,000
64-6 LOVR		\$ 25,000	\$ 5,000		
64-7 Leff Street		360,000	\$ 35,000	\$ 50,000	
64-8 High & Hutton					\$ 5,000
64-9 Augusta		\$ 45,000	100,000	\$ 10,000	\$300,000
64-13 Harris et al		\$ 15,000	10,000	\$ 22,500	
64-14 Puerta Del Sol				\$225,000	\$250,000
64-16					\$ 50,000
B. Physical Improvements Subtotal		\$520,000	\$230,000	\$432,500	\$590,000
C. Management Improvements		\$ 90,000	\$ 50,000	\$ 85,000	\$ 90,000
D. PHA-Wide Non-dwelling Structures and Equipment		\$307,250	\$219,250	\$239,250	\$210,000
E. Administration		\$ 52,000	\$ 23,000	\$ 43,000	\$59,000
F. Other					
G. Operations (1406)		\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
H. Demolition			\$ 50,000		
I. Development					
J. Capital Fund Financing – Debt Service					
K. Total CFP Funds		\$999,250	\$602,250	\$829,750	\$979,000
L. Total Non-CFP Funds					
M. Grand Total		\$999,250	\$602,250	\$829,750	\$979,000

Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages — Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	64-2 KS&B	Exterior paint, gutters and replace/repair wood siding	\$35,000	64-2 KS&B	Replace windows and sliding glass doors	\$ 30,000
	64-3 Toro			64-3 Toro	Replace windows & sliding glass doors	\$ 50,000
	64-4 Hathway	20 - New Stoves	\$10,000	64-4 Hathway		
	64-5-Archer & High (1 unit)	504 Modifications	5,000	64-5 Archer & High		
		504 Modifications	25,000			
	64-6 LOVR	504 Modifications	25,000	64-6 LOVR	1 - Install new irrigation meter and backflow device	\$5,000
	64-7 Leff Street	Replace windows and sliding doors	\$60,000	64-7 Leff Street	1- Install new irrigation meter/backflow device	\$5,000
	64-8 High & Hutton	Install solar panels	\$300,000	64-8 High & Hutton	Replace flooring	30,000
	64-9 Augusta	1 - Install new irrigation meter and backflow device	\$5,000	64-9 Augusta	Replace kitchen cabinets and countertops	\$75,000
	64-13 - Harris	Replace windows	\$40,000	64-13 Harris	504 Modifications	\$ 25,000
		1 - Install new irrigation meter and backflow device	\$5,000		Replace windows and sliders in 3 units	\$10,000
	Subtotal of Estimated Cost		\$520,000	Subtotal of Estimated Cost		\$230,000

Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages -- Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	64-2 KS&B	Replace kitchen countertops	\$ 75,000	64-2 KS&B	Install Solar panels	\$120,000
	64-3 Toro	Replace single pane windows	\$ 50,000	64-3 Toro	1 - Install new irrigation meter and backflow device	\$5,000
	64-4 Hathway	Replace windows	\$50,000	64-4 Hathway	Replace kitchen cabinets and countertops	\$50,000
	64-5-Archer & High			64-5-Archer & High		
	64-6 LOVR			64-6 LOVR		
	64-7 Leff Street			64-7 Leff Street		
	64-8 High & Hutton			64-8 High & Hutton	1 - Install new irrigation meter and backflow device	\$5,000
	64-9 Augusta	16 - Replace ranges	\$10,000	64-9 Augusta	Install Solar panels	\$300,000
	64-13 - 1497 Royal Way	1 - Install new irrigation meter and backflow device	\$5,000	64-13 - 1497 Royal Way		
	64-13 - 2126 Harris	Replace windows	\$10,000	64-13 - 2126 Harris		
	64-13 - 1240 Southwood	1 - Replace Fence	\$7,500	64-13 - 1240 Southwood	Replace windows & sliding doors	\$ 10,000
	64-13 - 711 Upham			64-13 - 711 Upham		
	64-14 Puerta Del Sol			64-14 Puerta Del Sol	Replace windows/doors	\$50,000
	64-16 Arbor Place	Install Solar panels	\$225,000	64-16 Arbor Place	Replace windows	\$50,000
		Subtotal of Estimated Cost	\$432,500		Subtotal of Estimated Cost	\$590,000

Part III: Supporting Pages -- Management Needs Work Statement(s)

* * * 5 YEAR and ANNUAL PHA PLAN * * *
FISCAL YEAR BEGINNING: 10/2010

I HAVE REVIEWED THE ATTACHED PHA PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO, AND HAVE NO COMMENTS AT THIS TIME.

SIGNATURE _____ DATE _____

I HAVE REVIEWED THE ATTACHED PHA PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO, AND WOULD LIKE TO SUBMIT THE FOLLOWING COMMENTS FOR REVIEW: (Please list the Section and Item number).

Art Apuzzese

July 15, 2010

SIGNATURE _____ DATE _____

I request that overhead, rotating fans be considered for installation in the forty-two apartments at the Del Rio Terrace (DRT) complex located at 1325 -1375 Ella Street, San Luis Obispo, California. This apartment complex houses senior and disabled residents. This expenditure would significantly improve the quality of life for affected tenants and their pets by addressing health and comfort issues of particular concern to senior citizens.

Currently, no apartment at the DRT complex has an overhead fan and none are equipped with cooling systems or screen doors which effectively combat high outdoor temperatures in the summer and autumn months. Indoor temperatures can rise to ninety degrees and above; in June 2009 the outside temperature in San Luis Obispo reached one-hundred and eleven degrees, an all-time high for any single day. The addition of an overhead, rotating fan at each DRT apartment, therefore, would significantly aid residents in keeping cool and help prevent heat-related health problems. Residents at my complex have asked me to request that the HASLO improve the ventilation and cooling of their apartments. The installation of security screen doors, which I proposed for inclusion in the PHA Plan FY 2009, has been rejected by HASLO staff due to fire safety concerns.

I reside at the Del Rio Terrace Apartments, am a Section 8 Voucher recipient, and Chair the HASLO Resident Advisory Board. My address is 1325 Ella Street, Unit 5, San Luis Obispo, CA 93401-4180. My home phone number is: 805-783-2899. Thank you.

***** 5 YEAR and ANNUAL PHA PLAN *****
FISCAL YEAR BEGINNING: 10/2010

I HAVE REVIEWED THE ATTACHED PHA PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO, AND HAVE NO COMMENTS AT THIS TIME.

SIGNATURE Charles Oldham DATE 7/14/2010

I HAVE REVIEWED THE ATTACHED PHA PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO, AND WOULD LIKE TO SUBMIT THE FOLLOWING COMMENTS FOR REVIEW: (Please list the Section and Item number).

SIGNATURE _____ DATE _____

*** 5 YEAR and ANNUAL PHA PLAN ***
FISCAL YEAR BEGINNING: 10/2010

I HAVE REVIEWED THE ATTACHED PHA PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO, AND HAVE NO COMMENTS AT THIS TIME.

SIGNATURE _____ DATE _____

I HAVE REVIEWED THE ATTACHED PHA PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO, AND WOULD LIKE TO SUBMIT THE FOLLOWING COMMENTS FOR REVIEW: (Please list the Section and Item number).

SIGNATURE Mandi Mulliken DATE 7/14/10

- 1) Check all insulation in attic area at all units and re-apply insulation as needed.
- 2) treat termites at all complexes as needed.

* * * 5 YEAR and ANNUAL PHA PLAN * * *
FISCAL YEAR BEGINNING: 10/2010



I HAVE REVIEWED THE ATTACHED PHA PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO, AND HAVE NO COMMENTS AT THIS TIME.

SIGNATURE *Christy S* DATE 7-14-10



I HAVE REVIEWED THE ATTACHED PHA PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO, AND WOULD LIKE TO SUBMIT THE FOLLOWING COMMENTS FOR REVIEW: (Please list the Section and Item number).

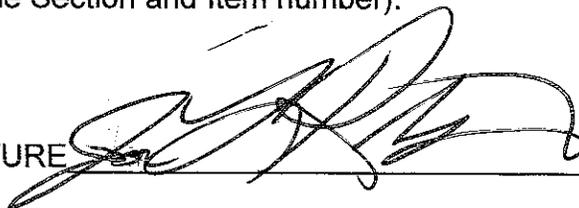
SIGNATURE _____ DATE _____

*** 5 YEAR and ANNUAL PHA PLAN ***
FISCAL YEAR BEGINNING: 10/2010

- I HAVE REVIEWED THE ATTACHED PHA PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO, AND HAVE NO COMMENTS AT THIS TIME.

SIGNATURE _____ DATE _____

- I HAVE REVIEWED THE ATTACHED PHA PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO, AND WOULD LIKE TO SUBMIT THE FOLLOWING COMMENTS FOR REVIEW: (Please list the Section and Item number).

SIGNATURE  DATE 8-14-2010

Comments & Requests to follow

VIOLENCE AGAINST WOMEN ACT (“VAWA”)

HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO

PHA PLAN FYB 2010-08-30

The Housing Authority of the City of San Luis Obispo (“HASLO”) continues to collaborate with other agencies that provide services in this area, as well as others. There is an active “Consortium” of service providers for SLO County, where HASLO is an active member. This is a very useful resource, for staff as well as clients. Members of this consortium include the Womens’ Shelter, Mental Health and Drug and Alcohol, who are the most active suppliers of assistance in the prevention and/or aftermath of domestic violence.

HASLO provides information regarding VAWA to all applicants during the briefing. Once they are housed, clients are provided the information again and referred to agencies that can help. Very often staff works with the clients to ensure that they are receiving follow-up services.

As stated in the PHA Plan, HASLO made all of the changes in 2007 to the Administrative Plan and the ACOP. There have been no changes since that time.