

HASLO

**Housing Authority
of the City of
San Luis Obispo**

PHA ANNUAL PLAN

FOR THE

FISCAL YEAR BEGINNING 10-1-2011

PHA 5-Year and Annual Plan

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

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

1.0	PHA Information PHA Name: <u>HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO</u> PHA Code: <u>CA064</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2011</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>172</u> Number of HCV units: <u>1825 + 25 VASH VOUCHERS</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: N/A FOR ANNUAL PLAN				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. N/A FOR ANNUAL PLAN				

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. The RAB is proposing the implementation of a non-smoking policy throughout public housing and managed complexes. The Transition Plan will be reviewed to determine whether full implementation or phasing by projects is most beneficial, not only to current residents but also in selecting new residents.

2. Financial Resources for the FYB 2011 are estimated and attached

3. Rent Determinations – no changes

4. Operation and Management - no changes

5. Grievance Procedures - no changes

6. Designated Housing for Elderly and Disabled Persons: HUD approved designation of the 64-3 complex consisting of 20 units as elderly or near-elderly. There have been no further changes.

6.0

7. Community Service and Self-Sufficiency: no changes

8. Safety and Crime Prevention: no changes

9. Pets:

10. Civil Rights Certification: attached

11. Fiscal Year Audit: available on-site upon request

12. Asset Management: the PHA has one AMP, which includes all the public housing units.

13. VAWA: The PHA has included the agency's VAWA amendments to ACOP and Admin Plan that was adopted in 2007. No other changes have been implemented since that time.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Copies of the Plans are available at the HASLO office on 487 Leff Street, San Luis Obispo, CA 93401. It will also be available on the PHA website at: www.haslo.org, once it is approved by HUD.

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><i>a. <u>Disposition of Public Housing units:</u></i> <i>HASLO plans to pursue the option of disposing of all 172 units of Public Housing. By disposing these units to a nonprofit affiliate, HASLO may be able to leverage financing to complete a portion of its deferred capital fund items, provide additional resident services and/or develop additional affordable units within the jurisdiction.</i></p> <p><i>The funding under HUD's Capital Fund Program is not sufficient to maintain the ongoing capital items that are needed. Over the past several years, the annual funding was at best, half of what was projected for need. As these continue to be deferred, the gap is only growing wider. By disposing of the units to a nonprofit affiliate, funds could be generated and leveraged to complete needed rehabilitation of the properties. In addition, a number of benefits may be able to be derived from this process, including reconfiguring the large units into smaller and accessible units that are in greater demand, as well as upgrade the administrative and maintenance facilities to be able to expand resident and youth programs, which will provide more efficient services to our clients.</i></p> <p><i>It is important to note that HASLO is committed to retaining the affordability of all units and there is no intention to displace current residents. HASLO would apply for tenant protection vouchers for the units on a one-for-one basis to ensure the necessary funding is in place to maintain affordability (whereby the residents would continue to pay 30-40% of income towards rent) HASLO may pursue the project basing of such vouchers..</i></p> <p><i>b. <u>Homeownership Programs</u></i> <i>HASLO continues to work with participants under the Family Self Sufficiency program. Homebuyer education, savings and matching fund programs, and downpayment assistance are of utmost importance. Although the market correction has brought housing prices down, SLO county remains one of the least affordable housing markets in the county. HASLO will continue to look for programs that increase the opportunity for affordable homeownership.</i></p> <p><i>c. <u>Project Based Vouchers</u></i> <i>HASLO will be submitting a request to HUD to utilize Project Based Vouchers. The Paso Robles Housing Authority will be seeking PB Vouchers to assist with reconstruction of the public housing units and HASLO would utilize PB Vouchers in conjunction with the disposition of public housing units.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>See Attachments noted as 8.1 for the open CFP grants</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See Attachment noted as 8.2 for the updated CFP Five-Year Action Plan</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI	13,975	5	5	4	No accurate figures exist	2	1
Income >30% but <=50% of AMI	12,135	5	5	3	No accurate figures exist	2	1
Income >50% but <80% of AMI	17,445	5	5	2	No accurate figures exist	2	1
Elderly	4,180	5	5	4	No accurate figures exist	3	1
Families with Disabilities	7,826	5	5	5	No accurate figures exist	3	1

Wait List Data:

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
	# of families	% of total families	Annual Turnover
Waiting list total	1974		
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children	1525	65%	
Elderly families	236	10%	
Families with Disabilities	213	9%	
White	1788		
Hispanic	5		
Black	102		
American Indian	41		
Asian or Pac. Islander	21		
Characteristics by Bedroom Size (Public Housing Only)			
0 BR			
1 BR			
2 BR			
3 BR			
4 BR			

9.0

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 12 months

Does the PHA expect to reopen the list in the PHA Plan Year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Disaster or displacement by Government Action

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	284		
Extremely low income <=30% AMI	229	80.1%	
Very low income (>30% but <=50% AMI)	47	16.6%	
Low income (>50% but <80% AMI)	8	2.9%	
Families with children	189	65%	
Elderly families	42	10%	
Families with Disabilities	63	9%	
White	177		
Hispanic	81		
Black	16		
American Indian	7		
Asian or Pac. Islander	6		
No Race	7		
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	3	1%	
1 BR	93	32%	
2 BR	156	53%	
3 BR	35	12%	
4 BR	7	2%	
9.0 cont	Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	If yes:		
	HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?		
	Does the PHA expect to reopen the list in the PHA Plan Year? <input type="checkbox"/> No <input type="checkbox"/> Yes		
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Disaster or displacement by Government Action			

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><i>Goal 1 – the construction of the 19 SRO units has been delayed due to financing. Progress on the plans and local approvals has been made, but financing is much more competitive and difficult to obtain.</i></p> <p><i>Goal 2 – 25 additional VASH vouchers were received last year and 19 have been leased. In June 2011, HASLO was offered another 25 units.</i></p> <p><i>Goal 3 – The fiscal position is becoming more difficult due to funding reductions and increases in costs for services and utilities.</i></p> <p><i>Goal 4 – The RAB is becoming more involved and active. This will help strengthen and support resident and youth programs, as well as informing residents of the potential program decreases due to loss of funding.</i></p> <p><i>Goal 5 – continues to improve, but funding reductions could make this difficult.</i></p> <p><i>Goal 6 – Two hybrid vehicles were purchased and the HASLO fleet of vehicles is being reviewed for downsizing. Solar and other energy conservation techniques are being reviewed, but may need to be accomplished through a leasing arrangement due to the lack of funds.</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><i>Significant Amendment and Substantial deviation/modification definition as approved by HASLO includes: Any change with regard to demolition or disposition of public housing units.</i></p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

2. Financial Resources

Financial Resources

Planned Sources and Uses

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2012 grants)		
a) Public Housing Operating Fund	209,000	Operations, Supportive Services, & Capital Improvements
b) Public Housing Capital Fund		
CFP 50109	10,000	Capital Improvements
CFP 50110	198,000	
CFP 50111	225,727	
c) Resident Opportunity and Self Sufficiency Grants	54,622	Support Services
d) Annual Contributions for Section 8 Tenant-Based Assistance	15,359,098	Operations, Tenant HAP Payments, Supportive Services
2. Prior Year Federal Grants (unobligated funds only)	0	
3. Public Housing Dwelling Rental Income	917,298	Operations, Supportive Services, & Capital Improvements
4. Other Income (list below)		
Section 8 FSS Coordinator	51,577	Support Services
4. Non-federal sources (list below)	0	
Total resources	17,025,322	

VIOLENCE AGAINST WOMEN ACT (“VAWA”)
HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO
PHA PLAN FYB 10-2011

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.

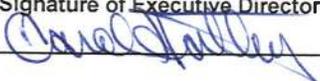
HASLO provides information regarding VAWA to all applicants during the briefing. Once they are housed, clients are provided the information again and referred to agencies that can help. Very often staff works with the clients to ensure that they are receiving follow-up services.

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.

Part I: Summary		
PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO	Grant Type and Number Capital Fund Program Grant No: CA16P064501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant		
<input type="checkbox"/> Original Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2011		
<input type="checkbox"/> Final Performance and Evaluation Report		

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised:	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) 1		142,765	142,765	70,000
3	1408 Management Improvements	5,000	5,000	5,000	3,159
4	1410 Administration (may not exceed 10% of line 21)	22,400	22,400	22,400	19,568
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	104,156	63,005	50,354
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 4	-	-	-	-
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	233,170	143,081
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 7-15-11	Signature of Public Housing Director	Date
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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 CFP Grants for operations
 4 RHF funds shall be included here.

Expires 4/30/2011

Part I: Summary		
PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO	Grant Type and Number Capital Fund Program Grant No: CA16P06450110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010

Type of Grant		
<input type="checkbox"/> Original Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2011		<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost:	
		Original	Revised:	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	54,469		54,469	54,469
3	1408 Management Improvements	25,000		8,414	8,322
4	1410 Administration (may not exceed 10% of line 21)	27,330		25,000	8,140
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	-	87,883	70,931
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance	40,000			
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	61,600			

Signature of Executive Director <i>Carol Stalley</i>	Date 7-15-11	Signature of Public Housing Director	Date
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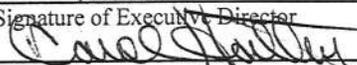
- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHA's with under 250 units in management may use 100% of CFP Grants for operations
- 4 RHF funds shall be included here.

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: CA16P06450110 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010	
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 ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		54,469		54,469.00	54,469	In Process
PHA Wide	Management Improvements	1408		25,000		8,414	8,322	In Process
PHA Wide	Administration	1410		27,330		25,000	8,140	In Process
PHA Wide	Fees & Costs	1430		5,000				
64-5	Replace Roof & Gutters	1460		25,000				In Process
64-5	Replace Exterior Fascia	1460		5,000				In Process
64-5	Replace Windows	1460		21,600				In Process
64-5	Repair Decks	1460		15,000				In Process
64-5	Repair Stair Structure	1460		15,000				In Process
64-5	Install Irrigation Meter & Backflow	1450		5,000				In Process
64-2	Replace Windows & Slider Doors	1460		35,000				In Process
64-2	504 Modifications	1460		25,000				In Process
64-3	504 Modifications	1450		15,000				In Process
				273,399	-	87,883	70,931	

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

Expires 4/30/2011

Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF SAN LUIS OBISPO		Grant Type and Number Capital Fund Program Grant No: CA16P06450111 (ESTIMATED; grant funds not yet awarded) Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval: 2011
Type of Grant					
<input checked="" type="checkbox"/> Original 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	45,145			
3	1408 Management Improvements	45,009			
4	1410 Administration (may not exceed 10% of line 21)	22,573			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	15,000			
10	1460 Dwelling Structures	93,000			
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)	225,727		-	-
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	15,000			
Signature of Executive Director		Date		Signature of Public Housing Director	
		7-15-11			

- 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 CFP Grants for operations
- 4 RHF funds shall be included here.

Part I: Summary						
PHA Name/Number: Hosing 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:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
	64-2		\$ 65,000			\$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		\$ 30,000		\$ 50,000	
	64-7 Leff Street		\$65,000	\$ 30,000		
	64-8 High & Hutton					\$ 5,000
	64-9 Augusta		\$ 40,000	\$105,000	\$ 10,000	\$300,000
	64-13 Harris et al		\$ 10,000	\$15,000	\$ 22,500	
	64-14 Puerta Del Sol				\$225,000	\$250,000
	64-16					\$ 50,000
B.	Physical Improvements Subtotal	Annual Statement	\$250,000	\$200,000	\$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		\$ 25,000	\$ 20,000	\$ 43,000	\$59,000
F.	Other					
G.	Operations (1406)		\$ 50,000	\$ 40,000	\$ 30,000	\$ 30,000
H.	Demolition			\$ 50,000		
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$722,250	\$579,250	\$829,750	\$979,000
L.	Total Non-CFP Funds					
M.	Grand Total		\$722,250	\$579,250	\$829,750	\$979,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	64-2 KS&B	Exterior paint, and replace/repair wood siding	\$35,000	64-2 KS&B		
		Replace roof and gutters	\$30,000			
Annual	64-3 Toro			64-3 Toro	Replace windows & sliding glass doors	\$50,000
Statement	64-4 Hathway	17 - New Stoves	\$10,000	64-4 Hathway		
		504 Modifications	\$5,000			
	64-5-Archer & High (1 unit)	504 Modifications	\$25,000	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	Replace flooring	\$30,000
		1 - Install new irrigation meter and backflow device	\$5,000			
	64-8 High & Hutton			64-8 High & Hutton		

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

	64-9 Augusta	Replace windows	\$40,000	64-9 Augusta	Replace kitchen cabinets and countertops	\$75,000
					504 Modifications	\$ 25,000
					1- Install new irrigation meter/backflow device	\$5,000
	64-13 - Harris	1 - Replace Fence/gates	\$10,000	64-13 Harris	Replace windows and sliders in 3 units	\$10,000
					1 - Install new irrigation meter and backflow device	\$5,000
	Subtotal of Estimated Cost		\$250,000	Subtotal of Estimated Cost		\$200,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year: <u>4</u> FFY <u>2014</u>			Work Statement for Year: <u>5</u> FFY <u>2015</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	64-2 KS&B			64-2 KS&B	Install Solar panels	\$120,000
Annual	64-3 Toro	Replace kitchen countertops	\$ 75,000	64-3 Toro		
Statement	64-4 Hathway	Replace single pane windows	\$ 50,000	64-4 Hathway	1 - Install new irrigation meter and backflow device	\$5,000
	64-5-Archer & High			64-5-Archer & High		
	64-6 LOVR	Replace windows	\$50,000	64-6 LOVR	Replace kitchen cabinets and countertops	\$50,000
	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		
		1 - Replace Fence	\$7,500			
	64-13 - 1240 Southwood			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)

**RESIDENT ADVISORY BOARD MEMBER COMMENTS
FOR
ANNUAL PHA PLAN - FISCAL YEAR: 2011**



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 *Art Pugliese* DATE June 22, 2011



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 attach a separate sheet with your comments, and list the Section and Item number under review).

SIGNATURE _____ DATE _____

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JUN 23 2011

**RESIDENT ADVISORY BOARD MEMBER COMMENTS
FOR
ANNUAL PHA PLAN - FISCAL YEAR: 2011**

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 Patricia Souza DATE 06-22-11

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 attach a separate sheet with your comments, and list the Section and Item number under review).

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HOUSING AUTHORITY
OF SAN LUIS OBISPO

**RESIDENT ADVISORY BOARD MEMBER COMMENTS
FOR
ANNUAL PHA PLAN - FISCAL YEAR: 2011**

- 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 attach a separate sheet with your comments, and list the Section and Item number under review).

SIGNATURE OS Basmajian DATE 6-22-2011

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JUN 27 11 16 AM '11

O.S Basmajian, Vice Chair R.A.B
Attachment 6/22/11

Page 2, 7.0 et seq.

I strongly support configuration of units and increase water and energy efficiency. This would have long term financial advantages. This includes and is not limited to individual water meters for each tenants responsibility of utilities.

I support a gradual ban on smoking because of legal implications of an all out ban that would occur if immediate ban took place.

RECEIVED
JUN 27 2011 11:12
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