

| | |
|-------------|---|
| 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. See Annual Plan Attachment.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification." None</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> |
|-------------|--|

HUD-50075 PHA 5-Year and Annual Plan – Attachment Fiscal Year Beginning: 07/2012

6.0 The following PHA Plan elements have been revised since HACA's last Annual Plan submission:

- 6.1.1 Element #1: Eligibility, Selection and Admission Policies, including Deconcentration and Wait List Procedures;
- 6.1.2 Element #2: Financial Resources;
- 6.1.3 Element #3: Rent Determination;
- 6.1.4 Element #4: Operation and Management; and
- 6.1.5 Element #11: Fiscal Year Audit.

This completed form HUD-50075 with attachments is available at the PHA's Business Office, 22941 Atherton St., Hayward, CA 94541. It's also available on the HACA website at

http://www.haca.net/index.php?option=com_remository&Itemid=86&func=select&id=4.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

7.1 Hope VI, Mixed Finance Modernization or Development.

- 7.1.1 Effective March 1, 2011, HACA consolidated with the Dublin Housing Authority (DHA) subsequent to DHA's disposal of the 150-unit Arroyo Vista, its sole public housing project. (DHA did not administer any Section 8 housing or any other federal, state, or local housing program.) HACA will now have access to the modest HUD Replacement Housing Factor funds from Arroyo Vista and may have access to remaining development funds from DHA, which it plans to use to create additional public housing units in a mixed finance project. To do this, HACA will seek to partner with an experienced non-profit or for-profit developer to secure a percentage of units as public housing units in a project(s) developed by such developer.
- 7.1.2 HACA may also use RHF funds resulting from the Arroyo Vista disposition along with RHF funds from disposition of certain of its own public housing units (see below) to purchase existing units for conversion to public housing or to purchase a site(s) and develop new units using modular housing without using the mixed-finance approach.

7.2 Demolition and/or Disposition.

- 7.2.1 Because the combination of tenant rents and fees, HUD Operating Subsidy, and Capital Fund funding is inadequate to finance the long-term viability of HACA's Public Housing units, HACA has begun to dispose of all of its 232 Public Housing units in stages. In stage 1, HACA submitted

an application to HUD in 2009 to dispose of all 58 of its scattered-site Public Housing units. HACA will dispose of these units to its non-profit instrumentality, Preserving Alameda County Housing, Inc. (PACH). HUD approved HACA's application in December 2010. HACA subsequently applied for and received 58 replacement vouchers from HUD, and then began disposition of the units to PACH and project basing of the units. Completion is expected by June 30, 2012.

In stage 2, HACA submitted another disposition application to HUD in December 2010, this time to dispose of all 100 of its Public Housing units designated for elderly or disabled tenants. HUD approved that application in February 2012 and in March 2012 HACA submitted an application to HUD for 100 replacement vouchers. Upon receipt of the vouchers, HACA will transfer the Public Housing units to PACH and assign project based vouchers to the residents.

- 7.2.2 Disposition Timetable for remaining 72 Public Housing units: HACA will consider applying to HUD for approval to include one or both of the two remaining 36-unit Public Housing Projects in HUD's Rental Assistance Demonstration (RAD) program, depending on the requirements of that program. It is not yet known whether HUD will consider the RAD units to be "disposed of," "transferred," or some other form of change from Public Housing status. The timing of HACA's application will be dependent on HUD's issuance of a final NOFA but HACA expects such issuance to occur within the next year.

7.3 Conversion of Public Housing (to tenant-based assistance). N/A

7.4 Homeownership. N/A

7.5 Project-Based Vouchers.

- 7.5.1 HACA anticipates project-basing up to 500 units. The cities of Emeryville, Dublin, Fremont, Hayward, and Union City as well as the unincorporated area of Castro Valley are currently-identified locations. Additional locations in Alameda County, such as (but not limited to) Pleasanton and San Leandro are possible.
- 7.5.2 HACA is planning to project-base up to 35 VASH units in a non-impacted census tract in Dublin in order to expand housing opportunities for homeless veterans in the eastern part of Alameda County.

8.0 Capital Improvements

HACA will use 100 percent of funds from the Capital Fund program for activities that are eligible under the Operating Fund, including capital improvements.

- 8.1** Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* for both HACA's regular Capital Funds and

Replacement Housing Factor Funds has been completed as required and is enclosed.

- 8.2 Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* has been completed as required and is enclosed.
- 8.3 HACA does not propose to pledge any portion of its CPF/RHF funds to repay debt incurred to finance capital improvements.

9.0 Housing Needs

Housing Needs for renters in HACA's jurisdiction are set forth in Part I of the Alameda County HOME Consortium's FY10-14 Consolidated Plan as follows:

Housing Problems of Renter Households

Low, very low and extremely low income households face a broad range of housing problems. At one end are the homeless households living on the streets, living in shelters or those who are in and out of temporary housing. Moving toward the middle of the range are those who have a place to call home, but who have tentative housing situations. These households often live from paycheck to paycheck and cannot afford to pay for both their housing and other basic necessities, such as food and clothing. They often do not have access to housing near work which is affordable and may face discrimination in finding affordable housing. Given the above factors, the housing they may find may be overcrowded, unsafe or rundown.

Nature and Extent of Renter Housing Problems

Fifty-one percent (51%) of all renters in the Consortium had housing cost burdens; of those with cost burdens, 15% had severe cost burdens (paying over 50% of income for rent) and another 36% had moderate cost burdens (paying 30-50% of income) (2000 Census).

Sixty-four (64%) of extremely low income households (18,262) are renters. Small related households are the predominant family type among extremely low income renters (35%), followed by elderly one and two member households; the remaining (27%). Eleven (11%) of the extremely low income renters are in large related households; the remaining 27% are other household types.

Of renters in the Consortium who have housing problems (49%), the extremely low income households have the highest percentage of housing problems. Eighty-one percent (81%) of extremely low income renters have

housing problems. More than 78% of the extremely low income renters spend more than 30% of their incomes on housing, i.e. are “cost-burdened.” Sixty-six percent (66%) of the extremely low income renter households spend in excess of 50% of their incomes on housing (severe cost burden). Large related extremely low income renter households have the highest percentage of housing problems (95%).

Low-income renter households (with incomes between 50-80% of median) also have acute housing problems. Fully 88% of these low income renters had severe or moderate housing problems; 33% had severe cost burdens and 80% had moderate cost burdens. According to the National Low Income Housing Coalition, these figures make it clear that creating subsidized housing for renters with incomes above 50% of median will do very little to reduce the number of households with severe problems. Most renters with severe problems were either in Other Not Related Households (48%), in Small Related Households (31%), or Elderly (38%).

10.0 Additional Information

10.1 Progress in Meeting Mission and Goals

10.1.1 **Mission:** HACA’s success in meeting its mission is reflected in its High Performing SEMAP designation and its PHAS High Performer designation.

10.1.2 **Goal:** Expand the supply of assisted housing

Objectives: Apply for additional rental vouchers; and, depending on available funding, utilize Section 8 HCV Project-Basing to increase housing opportunities for special needs populations.

Progress: Last fiscal year, HACA applied for additional funding as made available by Notices of Funding Availability (NOFAs). It received 10 Rental Assistance for Non-Elderly Disabled (NED) vouchers and 75 VASH vouchers. HACA also applied for 100 Family Unification Program vouchers, but was not awarded any. The total number of HACA Section 8 vouchers increased from 5,456 in 2005 to 5,884 today. There were no NOFAs for additional rental vouchers for which HACA was eligible to apply during the current fiscal year.

Re: utilizing Section 8 HCV Project-Basing to increase housing opportunities for special needs populations, HACA has leased up 32 project-based units at Main Street Village, a project providing housing and

services to the homeless mentally ill; has leased 5 project-based units at Magnolia Terrace, a project providing housing and services to the disabled; and is leasing 3 project based units at FESCO, a project providing housing and services to families with children.

HACA is planning to project-base up to 35 VASH units in a non-impacted census tract in Dublin in order to expand housing opportunities for homeless veterans in the eastern part of Alameda County.

10.1.3 **Goal:** Improve the quality of assisted housing

Objectives: Maintain Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) scores of 90 or higher; transition to a computerized inspection system and inspections conducted by census tract; and modernize up to fifty (50) public housing units.

HACA has a small public housing program that currently consists of 206 units but, once disposition of approved units is concluded this fiscal year, will consist of 172 units. Because HACA’s public housing program is so small and fully leased except for turnover, HACA does not have vacancies into which to float existing tenants while modernizing their unit. Consequently, HACA modernizes units as they become vacant.

HACA understands that units undergoing modernization improvements are those that require the unit to become or remain vacant to accomplish the improvements. HACA’s modernization efforts will include, but not be limited to, Asbestos Containing Material abatement activities, interior upgrades including sink and countertop replacements, installing energy efficient appliances, cabinet replacement, window and/or door replacement, 504/ADA reasonable accommodations, accessibility modifications, heating, electrical and plumbing upgrades, concrete restoration, roofing, siding, paving repairs, lead and mold abatement, interior and exterior painting, common space improvements and completion of comprehensive and individual modernization activities funded through CFP.

HACA’s public housing portfolio is shown on the following table. HACA will schedule the modernization of up to 50 of these units, including those that have been proposed for disposition where the disposition has not yet been approved or occurred, as they become available due to vacancy, casualty loss, and court litigation or due to changes in market conditions beyond HACA’s control.

| Address | Unit Designation | Unit Status Type |
|---------------------|-------------------|----------------------|
| 2000 Nidus Court #1 | General Occupancy | DemoDispo - Proposed |

| | | |
|------------------------|-------------------|----------------------------|
| 4131 Dyer Street #4 | General Occupancy | DemoDispo - Proposed |
| 4135 Dyer Street #5 | General Occupancy | DemoDispo - Proposed |
| 4135 Dyer Street #6 | General Occupancy | DemoDispo - Proposed |
| 4135 Dyer Street #7 | General Occupancy | DemoDispo - Proposed |
| 4135 Dyer Street #8 | General Occupancy | DemoDispo - Proposed |
| 4139 Dyer Street #10 | General Occupancy | DemoDispo - Proposed |
| 4139 Dyer Street #11 | General Occupancy | DemoDispo - Proposed |
| 4139 Dyer Street #12 | General Occupancy | DemoDispo - Proposed |
| 4139 Dyer Street #9 | General Occupancy | DemoDispo - Proposed |
| 4143 Dyer Street #13 | General Occupancy | DemoDispo - Proposed |
| 4143 Dyer Street #14 | General Occupancy | DemoDispo - Proposed |
| 4143 Dyer Street #15 | General Occupancy | DemoDispo - Proposed |
| 4143 dyer Street #16 | General Occupancy | DemoDispo - Proposed |
| 4147 Dyer Street #17 | General Occupancy | DemoDispo - Proposed |
| 4147 Dyer Street #18 | General Occupancy | DemoDispo - Proposed |
| 4147 Dyer Street #19 | General Occupancy | DemoDispo - Proposed |
| 4147 Dyer Street #20 | General Occupancy | DemoDispo - Proposed |
| 4151 Dyer Street #21 | General Occupancy | DemoDispo - Proposed |
| 4151 Dyer Street #22 | General Occupancy | DemoDispo - Proposed |
| 4151 Dyer Street #23 | General Occupancy | DemoDispo - Proposed |
| 4151 Dyer Street #24 | General Occupancy | DemoDispo - Proposed |
| 4155 Dyer Street #25 | General Occupancy | DemoDispo - Proposed |
| 4155 Dyer Street #26 | General Occupancy | DemoDispo - Proposed |
| 4155 Dyer Street #27 | General Occupancy | DemoDispo - Proposed |
| 4155 Dyer Street #28 | General Occupancy | DemoDispo - Proposed |
| 4159 Dyer Street #29 | General Occupancy | DemoDispo - Proposed |
| 4159 Dyer Street #30 | General Occupancy | DemoDispo - Proposed |
| 4159 Dyer Street #31 | General Occupancy | DemoDispo - Proposed |
| 4159 Dyer Street #32 | General Occupancy | DemoDispo - Proposed |
| 4167 Dyer Street #33 | General Occupancy | DemoDispo - Proposed |
| 4167 Dyer Stret #34 | General Occupancy | DemoDispo - Proposed |
| 4171 Dyer Street #35 | General Occupancy | DemoDispo - Proposed |
| 4171 Dyer Street #36 | General Occupancy | DemoDispo - Proposed |
| 4171 Dyer Street #37 | General Occupancy | DemoDispo - Proposed |
| 4171 Dyer Street #38 | General Occupancy | DemoDispo - Proposed |
| 4175 Dyer Street #39 | General Occupancy | DemoDispo - Proposed |
| 4175 Dyer Street #40 | General Occupancy | DemoDispo - Proposed |
| 4175 Dyer Street #41 | General Occupancy | DemoDispo - Proposed |
| 4175 Dyer Street #42 | General Occupancy | DemoDispo - Proposed |
| 4179 Dyer Street #43 | General Occupancy | DemoDispo - Proposed |
| 4179 Dyer Street #44 | General Occupancy | DemoDispo - Proposed |
| 4179 Dyer Street #45 | General Occupancy | DemoDispo - Proposed |
| 4179 Dyer Street #46 | General Occupancy | DemoDispo - Proposed |
| 4183 Dyer Street #47 | General Occupancy | DemoDispo - Proposed |
| 4183 Dyer Street #50 | General Occupancy | DemoDispo - Proposed |
| 4186 Dyer Street #47 | General Occupancy | DemoDispo - Proposed |
| 4186 Dyer Street #48 | General Occupancy | DemoDispo - Proposed |
| 6200 Doyle Street # 10 | General Occupancy | Initial Approval Completed |

| | | |
|-----------------------|-------------------|----------------------------|
| 6200 Doyle Street #1 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #11 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #12 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #13 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #14 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #15 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #16 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #17 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #18 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #19 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #2 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #20 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #21 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #22 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #23 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #24 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #25 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #26 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #27 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #28 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #29 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #3 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #30 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #31 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #32 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #33 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #34 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #35 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #36 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #4 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #5 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #6 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #7 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #8 | General Occupancy | Initial Approval Completed |
| 6200 Doyle Street #9 | General Occupancy | Initial Approval Completed |
| 703 Decoto Road | General Occupancy | DemoDispo - Approved |
| 711 Decoto Road | General Occupancy | DemoDispo - Approved |

Performance: In the past fiscal year, HACA remained a High Performer as measured by SEMAP, and became a High Performer under PHAS. HACA’s transition to a computerized inspection system has been delayed to its 2012 – 2013 fiscal year as a result of delay in the conversion of HACA’s current program management software to a new platform.

As of January 31, 2012, HACA extensively renovated and improved 22 units in the current fiscal year, of which 8 qualified as “Undergoing

Modernization” per HUD.

10.1.4 **Goal:** Increase assisted housing choices

Objectives: Conduct outreach efforts to potential voucher landlords; monitor voucher success and utilization rates and assess adequacy of payment standards; and continue promoting homeownership activities and assisting participants to become homeowners.

Progress: In the current fiscal year, HACA has continued to promote the HCVP in publications of the Rental Housing Association of Southern Alameda County (RHA). HACA assessed the adequacy of its payment standards relative to voucher success rates, gross rents, and budgeted funds and modified the standards accordingly. HACA also continued to implement its Family Self Sufficiency (FSS) homeownership program, although only one participant was able to purchase a home last year due to tighter lending practices and valuations which remain out of reach, notwithstanding easing sales prices.

10.1.5 **Goal:** Provide an improved living environment

Objectives: Work proactively with local governments to foster understanding and support of HACA and its assisted housing programs.

Progress: In the current fiscal year, HACA staff has participated in ongoing Alameda County Department of Housing and Community Development forums as part of a continuous effort to provide information and support for HACA’s assisted housing programs.

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

Objectives: Provide or attract supportive services to improve employability.

Progress: HACA’s FSS program was funded by HUD through December 31, 2011 and then de-funded for 2012 due to a minor technical deficiency that HACA was unsuccessful in appealing and which HACA believes to be highly unfair. HACA was successful in applying to HUD for a waiver to be allowed to use \$69,000 from its 2011 funding to help continue its FSS program in 2012, augmented with local funds. Due to the Great Recession, in 2010, HACA’s FSS program focused on employability and provided referrals and job leads to over 150 participants. Eighty-three participants were employed full time and 60 part-time; 66 families increased their income an average of \$4,400 over the previous year.

10.1.7 **Goal:** Ensure equal opportunity and affirmatively further fair housing

Objectives: Undertake affirmative measures to ensure access to assisted housing, and a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, gender, family status, or disability.

Progress: HACA has continued to administer a Section 504 Grievance Procedure (discrimination on the basis of handicap) and to provide hard-copy weekly rental listings which include units designated for the disabled. (As a public service, HACA also lists privately owned subsidized developments in its jurisdiction, including those with accessibility features, regardless of whether the developments accept Housing Choice Vouchers.)

HACA monitored its weekly rental listing to insure that at least 35% of the listed units are located in non-impacted (minority/poverty) areas. (In fact, well over 90% of the units on the rental listing are typically located in areas outside of areas of minority or poverty concentration.)

HACA continued to administer a Language Assistance Plan for serving Limited English Proficiency populations in its jurisdiction; a Public Housing Affirmative Fair Housing Marketing Plan; and a Transition Plan in order to reach compliance with Uniform Federal Accessibility Standards requirements.

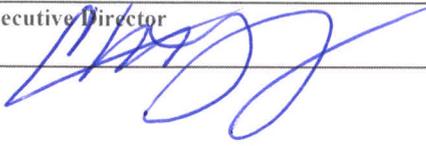
CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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 | | | | | |
|--|--|--|----------------------|--------------------------------|---|
| PHA Name: Housing Authority of Alameda County | | Grant Type and Number Capital Fund Program Grant No: CA3906750112 Replacement Housing Factor Grant No: Date of CFFP: _____ | | | FFY of Grant: 2012 FFY of Grant Approval: 2012 |
| Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | \$235,378 | | \$235,378 | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling 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 Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 – 19) | \$235,378 | | \$235,378 | |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | | | | |
| 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 | | | | |

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.

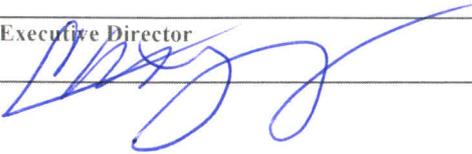
| | | | | |
|--|---------------------------------------|--|--|---|
| Part I: Summary | | | | |
| PHA Name: Housing Authority of Alameda County | | Grant Type and Number Capital Fund Program Grant No: CA3906750112 Replacement Housing Factor Grant No: Date of CFFP: _____ | | FFY of Grant: 2012 FFY of Grant Approval: 2012 |
| Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ |
| | | Original | Revised ² | Obligated Expended |
| Signature of Executive Director  | | Date 4-11-12 | Signature of Public Housing Director Date | |

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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 | | | | | |
|---|--|---|----------------------|---|----------|
| PHA Name: Housing Authority of Alameda County | | Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____ | | Replacement Housing Factor Grant No: CA39R06750112 | |
| | | | | FFY of Grant: 2012 | |
| | | | | FFY of Grant Approval: 2012 | |
| Type of Grant | | | | | |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1492 Moving to Work Demonstration | | | | |
| 16 | 1495.1 Relocation Costs | | | | |
| 17 | 1499 Development Activities ⁴ | \$209,867 | | \$209,867 | |
| 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 (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 – 19) | \$209,867 | | \$209,867 | |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | | | | |
| 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 | | | | |

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.

| | | | | |
|---|---------------------------------------|---|---|---|
| Part I: Summary | | | | |
| PHA Name: Housing Authority of Alameda County | | Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____ | | Replacement Housing Factor Grant No: CA39R06750112 |
| | | | | FFY of Grant: 2012 FFY of Grant Approval: 2012 |
| Type of Grant | | | | |
| <input checked="" type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Disasters/Emergencies | | <input type="checkbox"/> Revised Annual Statement (revision no:) |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: | | <input type="checkbox"/> Final Performance and Evaluation Report | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ |
| | | Original | Revised ² | Obligated |
| | | | | Expended |
| Signature of Executive Director  | | Date 4-11-12 | Signature of Public Housing Director | |
| | | | Date | |

Capital Fund Program—Five-Year Action Plan

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 | | | | | | | |
|----------------------------|--|------------------------------------|---|------------------------------------|------------------------------------|--|---------------------------------------|
| PHA Name/Number HACA CA067 | | | Locality (City/County & State) Alameda 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 2012 | Work Statement for Year 2 FFY 2013 | Work Statement for Year 3 FFY 2014 | Work Statement for Year 4 FFY 2015 | Work Statement for Year 5 FFY 2016 | |
| B. | Physical Improvements Subtotal | Annual Statement | | | | | |
| C. | Management Improvements | | | | | | |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | | | | | |
| E. | Administration | | | | | | |
| F. | Other | | | | | | |
| G. | Operations | | \$183,625 | \$174,444 | \$165,722 | \$157,436 | |
| H. | Demolition | | | | | | |
| I. | Development | | | | | | |
| J. | Capital Fund Financing – Debt Service | | | | | | |
| K. | Total CFP Funds | | \$183,625 | \$174,444 | \$165,722 | \$157,436 | |
| L. | Total Non-CFP Funds | | | | | | |
| M. | Grand Total | | \$183,625 | \$174,444 | \$165,722 | \$157,436 | |

| Part I: Summary (Continuation) | | | | | | |
|---------------------------------------|------------------------------------|---|------------------------------------|------------------------------------|--|--|
| PHA Name/Number HACA CA067 | | Locality (City/county & State) Alameda County, California | | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | |
| Development Number and Name | Work Statement for Year 1 FFY 2012 | Work Statement for Year 2 FFY 2013 | Work Statement for Year 3 FFY 2014 | Work Statement for Year 4 FFY 2015 | Work Statement for Year 5 FFY 2016 | |
| PHA-Wide | Annual Statement | | | | | |
| CAL 67-8/13 | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Capital Fund Program—Five-Year Action Plan

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 | | | | | | | |
|----------------------------|--|------------------------------------|---|------------------------------------|------------------------------------|---|--|
| PHA Name/Number HACA CA067 | | | Locality (City/County & State) Alameda 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 2012 | Work Statement for Year 2 FFY 2013 | Work Statement for Year 3 FFY 2014 | Work Statement for Year 4 FFY 2015 | Work Statement for Year 5 FFY 2016 | |
| B. | Physical Improvements Subtotal | Annual Statement | | | | | |
| C. | Management Improvements | | | | | | |
| D. | PHA-Wide Non-dwelling Structures and Equipment | | | | | | |
| E. | Administration | | | | | | |
| F. | Other | | | | | | |
| G. | Operations | | | | | | |
| H. | Demolition | | | | | | |
| I. | Development | | \$200,000 | \$200,000 | \$200,000 | \$200,000 | |
| J. | Capital Fund Financing – Debt Service | | | | | | |
| K. | Total CFP Funds | | \$200,000 | \$200,000 | \$200,000 | \$200,000 | |
| L. | Total Non-CFP Funds | | | | | | |
| M. | Grand Total | | \$200,000 | \$200,000 | \$200,000 | \$200,000 | |

Capital Fund Program—Five-Year Action Plan

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 (Continuation) | | | | | | | |
|---------------------------------------|------------------------------------|---|------------------------------------|------------------------------------|------------------------------------|--|---------------------------------------|
| PHA Name/Number HACA CA067 | | Locality (City/county & State) Alameda County, California | | | | <input checked="" type="checkbox"/> Original 5-Year Plan | <input type="checkbox"/> Revision No: |
| Development Number and Name | Work Statement for Year 1 FFY 2012 | Work Statement for Year 2 FFY 2013 | Work Statement for Year 3 FFY 2014 | Work Statement for Year 4 FFY 2015 | Work Statement for Year 5 FFY 2016 | | |
| PHA-Wide | Annual Statement | | | | | | |
| CA39-067 | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

CA39P06750111



Cathy

U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
600 Harrison Street
San Francisco, California 94107-1387
www.hud.gov
espanol.hud.gov



OCT 09 2011

Ms. Christine Gouig
Executive Director
Alameda County Housing Authority
22941 Atherton Street
Hayward, CA 94541

SUBJECT: Amendment to the Consolidated Annual Contribution Contract
Project Number: CA39P06750111
Amendment No: 19

Dear Ms. Gouig:

We are pleased to present for your records one fully executed Capital Fund Program (CFP) Amendment to the Annual Contributions Contract (Form HUD-52840-A) for the above referenced project.

We also wish to bring to your attention that there have been changes to this year's capital funding requirements therefore, PHAs are encouraged to read thoroughly Notice PIH -2011-24 and refer often to HUD PIH website located at:

<http://www.hud.gov/offices/pih/prorams/ph/capfund/index.cfm>

Should you have any questions or need assistance, please contact Norma Peñamante, Public Housing Facilities Management Specialist, at (415) 489-6441.

Sincerely,

Melina Whitehead
Acting Director
Office of Public Housing

Attachment

REVISED
Combines CA39P14250111 and CA39P06750111

**Capital Fund Program
(CFP) Amendment
To The Consolidated Annual Contributions
Contract (form HUD-53012)**

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

Whereas, (Public Housing Authority) Alameda County Hsg Auth (CA067) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Number(s) SF-477 dated 12/10/1975

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 552,848.00 for Fiscal Year 2011 to be referred to under Capital Fund Grant Number CA39P06750111

PHA Tax Identification Number (TIN): 94-2784334 DUNS Number: 089188353

Whereas, HUD and the PHA are entering into the CFP Amendment Number 19

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

(i)

In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1).

OR

(ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein.

OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFF Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

The parties have executed this Agreement, and it will be effective on 8/3/2011. This is the date on which CFP assistance becomes available to the PHA for obligation.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one): Yes No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

| | | | |
|---|----------------------|--|------------------------|
| U.S. Department of Housing and Urban Development By: <u>[Signature]</u> Title: <u>Acting Director</u> | Date: <u>9-23-11</u> | PHA Executive Director By: <u>[Signature]</u> Title: <u>Executive Director</u> | Date: <u>9-20-2011</u> |
|---|----------------------|--|------------------------|

Previous versions obsolete

form HUD-52840-A 03/04/2003

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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

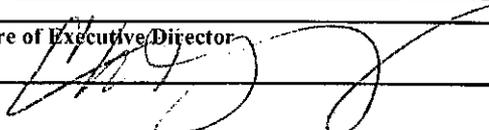
| Part I: Summary | | | | | |
|---|--|---|----------------------|--------------------------------|---|
| PHA Name: Housing Authority of Alameda County | | Grant Type and Number Capital Fund Program Grant No: CA39P06750111 Replacement Housing Factor Grant No: Date of CFFP: _____ | | | FFY of Grant: 2011 FFY of Grant Approval: 2011 |
| Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | 310,946 | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling 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 Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 – 19) | 310,946 | | | |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | | | | |
| 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 | | | | |

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.

| | | | | | |
|---|--------------------------------|--|--------------------------------------|--------------------------------|---|
| Part I: Summary | | | | | |
| PHA Name: Housing Authority of Alameda County | | Grant Type and Number Capital Fund Program Grant No: CA39P06750111 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 Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| Signature of Executive Director:  | | Date 7-15-11 | Signature of Public Housing Director | | Date |

CA39P06750110



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
600 Harrison Street
San Francisco, California 94107-1387
www.hud.gov
espanol.hud.gov

NOV 22 2010



Ms. Christine Gouig
Executive Director
Alameda County Housing Authority
22941 Atherton Street
Hayward, CA 94541

SUBJECT: Amendment to the Consolidated Annual Contribution Contract
Project No.: CA39P06750110
Amendment No.: 17

Dear Ms. Gouig:

Enclosed you will find a fully executed Capital Fund Program (CFP) Amendment for the Capital Fund Grant awarded in Fiscal Year 2010.

The Housing Authority is reminded that by executing the ACC amendment you have agreed to comply with the Capital Fund Program requirements including 24 CFR Parts 905, 968 and 941. The above grants are also subject to the obligation and expenditure deadlines prescribed in Section 9(j) of the Quality Housing and Work Responsibility Act (QHWRA) and 24 CFR Part 905.120.

If you have any further questions, please contact Baljit Khosa, Engineer, at 415-489-6442.

Sincerely,

Stephen Schneller
Director
Office of Public Housing

Enclosure

2010 Capital Fund

Capital Fund Program (CFP) Amendment To The Consolidated Annual Contributions Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Alameda County Hsg Auth (CA067) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) SF-477 dated 12/10/1975

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 356,953.00 for Fiscal Year 2010 to be referred to under Capital Fund Grant Number CA39P06750110

PHA Tax Identification Number (TIN): On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 17

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

3. (Check one)

a. For Non-qualified PHAs:

(i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1).

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

OR

(ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

(ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one) : [] Yes [x] No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

The parties have executed this Agreement, and it will be effective on 7/15/2010. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By Stephen Schuelke Date 7/15/2010 Title Director

PHA Executive Director By [Signature] Date 6-29-10 Title Executive Director

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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 | | | | | |
|---|--|---|----------------------|---|----------|
| PHA Name: Housing Authority of Alameda County | | Grant Type and Number Capital Fund Program Grant No: CA39P08750110 Replacement Housing Factor Grant No: Date of CFFP: _____ | | FFY of Grant: 2010 FFY of Grant Approval: | |
| Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | 356,953 | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling 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 Direct Payment | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 – 19) | 356,953 | | | |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | | | | |
| 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 | | | | |

¹ To be completed for the Performance and Evaluation Report.

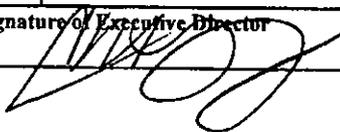
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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
 Expires 4/30/2011

| | | | | | | |
|---|--------------------------------|--|--------------------------------------|--------------------------------|--------------------------------------|---|
| Part I: Summary | | | | | | |
| PHA Name: Housing Authority of Alameda County | | Grant Type and Number Capital Fund Program Grant No: CA39P06750110 Date of CFFP: _____ | | | Replacement Housing Factor Grant No: | FFY of Grant: 2010 FFY of Grant Approval: |
| Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | | |
| | | Original | Revised ² | Obligated | Expended | |
| Signature of Executive Director  | | Date 6-30-10 | Signature of Public Housing Director | | Date | |

| Part III: Implementation Schedule for Capital Fund Financing Program | | | | | |
|--|---|-------------------------------|---|--------------------------------|---|
| PHA Name: Housing Authority of Alameda County | | | | | Federal FFY of Grant: 2010 |
| Development Number Name/PHA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | All Funds Expended (Quarter Ending Date) | | Reasons for Revised Target Dates ¹ |
| | Original Obligation End Date | Actual Obligation End Date | Original Expenditure End Date | Actual Expenditure End Date | |
| PHA-wide | July 14, 2012 | | July 14, 2014 | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

CA39S06750109



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
600 Harrison Street
San Francisco, California 94107-1387
www.hud.gov
espanol.hud.gov

JUN - 9 2010



Ms. Christine Gouig
Executive Director
Alameda County Housing Authority
22941 Atherton Street
Hayward, CA 94541-6633

SUBJECT: Actual Modernization Grant Cost Certificate (AMGCC)
Project Number: CA39S06750109

Dear Ms. Gouig:

We have reviewed the Actual Modernization Grant Cost Certificate (AMGCC) for the above stated project and find it acceptable. Our approval for the final close-out of this project is contingent on the audit verification of the amounts reported on the AMGCC. At that time, an executed copy of the AMGCC will be forwarded for your records.

Should you have any questions or need assistance, please contact Norma Peñamante, Public Housing Facilities Management Specialist, at (415) 489-6441.

Sincerely,

Stephen Schneller
Director
Office of Public Housing

Attachment

Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 12/31/2011)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

| | |
|--|---|
| HA Name: Housing Authority of Alameda County | Modernization Project Number: CA39S06750109 |
|--|---|

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

| | | |
|---|----|------------|
| A. Original Funds Approved | \$ | 448,872.00 |
| B. Funds Disbursed | \$ | 448,872.00 |
| C. Funds Expended (Actual Modernization Cost) | \$ | 448,872.00 |
| D. Amount to be Recaptured (A-C) | \$ | 0 |
| E. Excess of Funds Disbursed (B-C) | \$ | 0 |

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X  6-2-10

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

6-8-10

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

CA39P06750109



Housing Authority of the
County of Alameda

22941 Atherton Street, Hayward, CA 94541-6633
Tel. 510.538.8876 TDD 510.727.8551 Fax 510.537.8236 - www.haca.net

November 21, 2011

Ms. Melina Whitehead
Acting Director
Office of Public Housing
U.S. Dept. of Housing and Urban Development
600 Harrison St., 3rd Floor
San Francisco, CA 94107

Dear Ms. Whitehead:

I am responding to your letter dated November 14, 2011 to our executive director requesting the following:

1. HUD form 53001 Actual Modernization Cost Certificate for the Housing Authority of Alameda County Capital Fund Program Grants #CA39P06750109. This is a copy of what was previously submitted to Mr. Windt. The audited cost certificate will be submitted as soon as our audit for FYE 6/30/11 is completed.
2. Final form HUD-50075.1

If you have any questions, please call me at (510) 727-8521 or email cathy1@haca.net. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cathy Leoncio', written in a cursive style.

Cathy Leoncio
Finance Director

Enclosures



Housing Authority of the
County of Alameda

22941 Atherton Street, Hayward, CA 94541-6633
Tel. 510.538.8876 TDD 510.727.8551 Fax 510.537.8236 - www.haca.net

September 12, 2011

Mr. Gerard Windt
Acting Director
Office of Public Housing
U.S. Dept. of Housing and Urban Development
600 Harrison St., 3rd Floor
San Francisco, CA 94107

Dear Mr. Windt:

Enclosed is the HUD form 53001 Actual Modernization Cost Certificate for the Housing Authority of Alameda County Capital Fund Program Grants #CA39P06750109.

If you have any questions, please call me at (510) 727-8521 or email cathyl@haca.net. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Cathy Leoncio', is written over the typed name.

Cathy Leoncio
Finance Director

Enclosure

Cc: T. Makin, file ✓

Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 12/31/2011)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

| | |
|---|---|
| HA Name: Housing Authority of the County of Alameda | Modernization Project Number: CA39P06750109 |
|---|---|

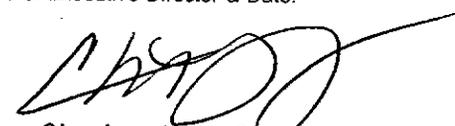
The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

| | |
|---|------------|
| A. Original Funds Approved | \$ 357,860 |
| B. Funds Disbursed | \$ 357,860 |
| C. Funds Expended (Actual Modernization Cost) | \$ 357,860 |
| D. Amount to be Recaptured (A-C) | \$ 0 |
| E. Excess of Funds Disbursed (B-C) | \$ 0 |

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:
 X  9/12/2011
 Christine Gouig
 Executive Director

| | |
|--|-------|
| For HUD Use Only | |
| The Cost Certificate is approved for audit: Approved for Audit (Director, Office of Public Housing / ONAP Administrator) | Date: |
| X | |
| The audited costs agree with the costs shown above: Verified: (Designated HUD Official) | Date: |
| X | |
| Approved: (Director, Office of Public Housing / ONAP Administrator) | Date: |
| X | |

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

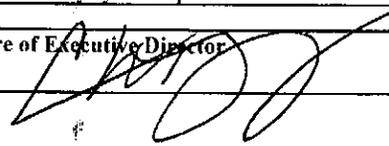
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

| Part I: Summary | | | | | |
|---|---|---|----------------------|---|------------|
| PHA Name: Housing Authority of Alameda County FINAL | | Grant Type and Number Capital Fund Program Grant No: CA39P06750109 Replacement Housing Factor Grant No: Date of CFFP: _____ | | FFY of Grant: 2009 FFY of Grant Approval: 2009 | |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) ³ | \$ 357,860 | | \$ 357,860 | \$ 357,860 |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration (may not exceed 10% of line 21) | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Non-dwelling Structures | | | | |
| 13 | 1475 Non-dwelling 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 Direct Payment ⁴ | | | | |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2 – 19) | \$ 357,860 | | \$ 357,860 | \$ 357,860 |
| 21 | Amount of line 20 Related to LBP Activities | | | | |
| 22 | Amount of line 20 Related to Section 504 Activities | | | | |
| 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 | | | | |

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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, 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
 Expires 4/30/2011

| Part I: Summary | | | | | |
|---|--------------------------------|---|----------------------|---|----------|
| PHA Name: Housing Authority of Alameda County | | Grant Type and Number Capital Fund Program Grant No. CA39P06750109 Replacement Housing Factor Grant No: Date of CFFP: _____ | | FFY of Grant: 2009 FFY of Grant Approval: 2009 | |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| Signature of Executive Director | | Date | | Signature of Public Housing Director | |
|  | | 11-21-2011 | | | |

CA39P06750108



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
600 Harrison Street
San Francisco, California 94107-1387
www.hud.gov
espanol.hud.gov

Ms. Christine Gouig
Executive Director
Alameda County Housing Authority
22941 Atherton Street
Hayward, CA 94541-6633

JUN 23 2010

SUBJECT: Actual Modernization Grant Cost Certificate (AMGCC)
Project Number: CA39P06750108

Dear Ms. Gouig:

We have reviewed the Actual Modernization Grant Cost Certificate (AMGCC) for the above stated project and find it acceptable. Our approval for the final close-out of this project is contingent on the audit verification of the amounts reported on the AMGCC. At that time, an executed copy of the AMGCC will be forwarded for your records.

Should you have any questions or need assistance, please contact Norma Peñamante, Public Housing Facilities Management Specialist, at (415) 489-6441.

Sincerely,

Stephen Schneller
Director
Office of Public Housing

Attachment

Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 12/31/2011)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

| | |
|-------------------------------------|-------------------------------|
| HA Name: | Modernization Project Number: |
| Housing Authority of Alameda County | CA39P06750108 |

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

| | | |
|---|----|------------|
| A. Original Funds Approved | \$ | 354,615.00 |
| B. Funds Disbursed | \$ | 354,615.00 |
| C. Funds Expended (Actual Modernization Cost) | \$ | 354,615.00 |
| D. Amount to be Recaptured (A-C) | \$ | 0 |
| E. Excess of Funds Disbursed (B-C) | \$ | 0 |

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

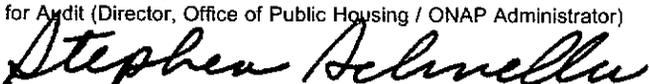
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X  6-2-10

For HUD Use Only

The Cost Certificate is approved for audit:

| | |
|---|-----------|
| Approved for Audit (Director, Office of Public Housing / ONAP Administrator) | Date: |
| X  | 6/23/2010 |

The audited costs agree with the costs shown above:

| | |
|---|-------|
| Verified: (Designated HUD Official) | Date: |
| X | |
| Approved: (Director, Office of Public Housing / ONAP Administrator) | Date: |
| X | |

Housing Authority of the County of Alameda CA067
PHA 5-Year & Annual Plan for the Fiscal Year Beginning July 1, 2012

RESIDENT ADVISORY BOARD

**Housing Authority of the County of Alameda (HACA)
Resident Advisory Board (RAB) Meeting
February 28, 2012, 6:00 P.M.
Summary**

| | |
|---|--|
| Resident Advisory Board Members Present: | Staff Present: |
| Tonja Fuller-Bryant | Ron Dion, Deputy Director for Programs |
| Maxine Haddock | |
| Helen Iosefa | |
| Sherrett Lawrence | |
| Swameka Martin | |
| Goljan Zamani | |
| | |
| Absent: | |
| None | |

The RAB met by conference call at 6:00 PM, at which time Ron Dion (RD) described the Agency Plan (Plan) requirements to the participants and the process that HACA followed in developing the Plan, namely:

- staff development of the draft Plan;
- submitting the draft Plan to the HACA Housing Commission for information and comments;
- reviewing the draft Plan with the RAB for information and comments;
- submitting the proposed Plan to the HACA Housing Commission for approval along with any comments from the RAB; and,
- submitting the Plan approved by the Housing Commission to HUD by the April 16, 2012 deadline.

RAB members had been mailed the draft Plan prior to the meeting and all RAB members participated in the conference call.

RD described the substantive changes that have been made to the Plan to reflect activity that has taken place since last year's submission to HUD, namely:

- Section 7.1 relates the developments that have taken place since last year's Annual Plan regarding HACA's disposition of its public housing units and the merger of HACA and the Dublin Housing Authority. Additionally, as stated in Section 7.5, HACA is planning to project-base up to 35 VASH units in a non-impacted census tract in Dublin in order to expand housing opportunities for homeless veterans in the eastern part of Alameda County.
- Progress toward Goal 10.1.2., Expand the supply of assisted housing, has been expanded to describe HACA's utilization of Section 8 HCV Project-Basing to increase housing opportunities for special needs populations.

- The narrative for Goal 10.1.3., Improve the quality of assisted housing, has been expanded to describe HACA's modernization plans in greater detail.
- Goal 10.1.6., Promote self-sufficiency and asset development of assisted households, has been expanded to describe the FY 2012 funding of the Family Self-Sufficiency Program (FSS) and to describe the program's focus.

One participant asked whether the FSS program was in danger of termination. RD responded that HACA was in the process of applying for funding for next fiscal year and would vigorously promote the merits of the application. We, probably, will not know whether we will be funded until September. There were no further questions or comments.

RD thanked the RAB participants for their participation and invited them to attend the March 14 Housing Commission meeting at which time the Commission would act on the Plan.

No change to the HACA 2012-2013 Annual Plan is recommended in response to RAB input.

The meeting adjourned at 6:30 PM.

Housing Authority of the County of Alameda CA067
PHA 5-Year & Annual Plan for the Fiscal Year Beginning July 1, 2012

PHA PLAN
CERTIFICATIONS & REQUIRED DOCUMENTS

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Susan S. Muranishi the County Administrator certify that the Five Year and
Annual PHA Plan of the Alameda County Housing Authority is consistent with the Consolidated Plan of
Alameda County prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

| | |
|--|--|
| PHA Certifications of Compliance with PHA Plans and Related Regulations | U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011 |
|--|--|

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 2012, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Alameda County Housing Authority

CA067

PHA Name

PHA Number/HA Code

- 5-Year PHA Plan for Fiscal Years 20¹² - 20¹⁶
- Annual PHA Plan for Fiscal Years 20¹² - 20¹³

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

| | |
|---|---|
| Name of Authorized Official Christine Steiner <i>Christine Steiner</i> | Title Housing Commission Chairperson |
| Signature | Date 03/14/2012 |

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Alameda County Housing Authority

CA067

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

| | |
|--|---|
| Name of Authorized Official Christine Steiner <i>Christine T. Steiner</i> | Title Housing Commission Chairperson |
| Signature | Date 03/14/2012 |

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the County of Alameda CA067

Program/Activity Receiving Federal Grant Funding

CA39R06750112 / CA39-067

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

22941 Atherton Street, Hayward, Alameda County, CA 94541

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Christine Gouig

Title

Executive Director

Signature

X

Date

4-11-12

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the County of Alameda CA067

Program/Activity Receiving Federal Grant Funding

CA3906750112 / CAL67-8/13 PHA-Wide

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

CA067-008 2005-2052 Nidus Court, Union City, Alameda County, CA 94587

CA067-013 4125 Dyer Street, Union City, Alameda County, CA 94587

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Christine Gouig

Title

Executive Director

Signature

X

Date

4-11-12

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the County of Alameda CA067

Program/Activity Receiving Federal Grant Funding

CA3906750112 / CAL 67-8/13 PHA-Wide

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Christine Gouig

Title

Executive Director

Signature



Date (mm/dd/yyyy)

04/11/2012

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the County of Alameda CA067

Program/Activity Receiving Federal Grant Funding

CA39R06750112 / Development Activities per RHF Plan

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Christine Gouig

Title

Executive Director

Signature

Date (mm/dd/yyyy)

04/11/2012