



Housing Authority of the County of San Mateo

Moving to Work (MTW) Annual Report

FY 2008-2009

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SECTION I - Introduction

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B. Overview of the Agency's ongoing MTW goals and objectives

FY 2008-2009 was one of transition for the Housing Authority of the County of San Mateo. With the signing of the Standard Agreement in April 2008 extending HACSM's MTW contract to the year 2018, HACSM was able to expand its MTW authority from a small specially designed self-sufficiency program using 300 vouchers to one covering its entire HCV and Public Housing Programs. The flexibilities of the MTW program have allowed HACSM to collaborate with many county stakeholders to further support the residents of San Mateo County through program re-design and innovation.

HACSM is committed to increasing the housing choices for families, further developing administrative efficiencies, and promoting the self-sufficiency of the program participants.

To meet the goal of increasing administrative efficiencies, HACSM has re-designed the processes for on-going eligibility determination, easing the burden on both participants and Housing Authority staff and increasing the timeliness of the process. HACSM has also worked with owners of multi-unit developments with more than 10 subsidized units and a history of high quality maintenance to lessen the inspection burden through sampling of units and owner certification of compliance.

To support increased housing choice for families, HACSM recognized the limitation of an across the board policy requiring families pay no more than 40% of their income to housing at initial lease-up, but having no such requirement for on-going residency. By lifting this regulation, families have the option to move to less poverty dense neighborhoods and exercise greater personal choice in their housing decisions. At the same time, HACSM did create an affordability safety net that prevents families from overburdening themselves with overly high rental commitments.

Promoting a participant's self-sufficiency has long been a goal of HACSM. This goal has resulted in families leaving the program through homeownership, increasing their income potential through education and employment advancement, and personal growth and increased financial understanding. This year, HACSM expanded the self-sufficiency component to include provision of monetary rewards for participants who complete educational goals as well as increase their credit scores, both of which are acknowledged to be challenging areas for someone striving to be self-sufficient.

Increasing self-sufficiency was also a main goal in the creation of HACSM's Housing Readiness Program. In collaboration with stakeholders from the County's "Ten-Year Plan to End Homelessness," HACSM entered into contract with homeless advocates and shelter providers to complement their case management services with housing assistance for a period of three years.

In January 2009, HACSM requested “block-grant” funding status for the agency. As such, HACSM has additional fungibility to use funds to best meet the needs of San Mateo County.

HACSM continues to research and review the industry best practices as well as initiatives implemented by other MTW agencies across the nation to further support the housing needs of the families of San Mateo County.

SECTION II – General Housing Authority Operating Information

A. Housing Stock Information

- 1. Number of public housing units at the end of the Plan year (discuss any changes over 10%):** 180

| Development | Type | Number of Units |
|--------------------|-------------|------------------------|
| El Camino Village | Family | 30 |
| Midway Village | Family | 150* |

* One unit is dedicated to use by the Resident's Association

- 2. Description of any significant capital expenditures by development (>30% of the HACSM's total budgeted capital expenditures for the fiscal year):**

HACSM spent \$175,910.12 on the following project, exceeding 30% of HACSM's total budgeted capital expenditures, "Repair and Repave Parking and Drive Lane Access."

All other capital expenditures were in amounts less than 30% of the total budgeted for capital expenditures.

- 3. Description of any new public housing units added during the year by development (specifying bedroom size, type, accessible features, if applicable);**

HACSM did not add new public housing units during the year.

- 4. Number of Public Housing units removed from the inventory during the year by development specifying the justification for the removal:**

HACSM has not removed public housing units from its inventory during the year.

- 5. Number of MTW HCV authorized at the end of the Plan year, discuss any changes over 10%:**

HACSM has 4023 MTW HCV authorized units.

- 6. Number of non-MTW HCV authorized at the end of the Plan year, discuss any changes over 10%;**

HACSM has 130 Moderate Rehabilitation units and there have been no changes to the number of units.

7. Number of HCV units project-based during the Plan year, including description of each separate project:

HACSM did not project-base any new HCV units during the Plan year

8. Overview of other housing managed by the Agency, eg., tax credit, state-funded, market rate.

| Program | Unit Authorized |
|------------------------------------|------------------------|
| Housing Choice Voucher (Section 8) | 4023 |
| Moderate Rehabilitation (non-MTW) | 130 |
| Shelter Plus Care (non-MTW) | 157 |
| Supportive Housing (non-MTW) | 34 |

B. Leasing Information - Actual

1. Total number of MTW PH units leased in Plan year: 179
2. Total number of non-MTW PH units leased in Plan year: N/A
3. Total number of MTW HCV units leased in Plan year: 3891
4. Total number of non-MTW HCV units leased in Plan year: 130
5. Description of any issues related to leasing of PH or HCVs:

There are no issues related to any of the rental assistance programs; demand is strong and the agency works diligently to rapidly fill any vacancy or voucher turnover.

6. Number of project-based vouchers committed or in use at the end of the Plan year, describe project where any new vouchers are placed (include only vouchers where Agency has issued a letter of commitment in the plan year.)

Of the 4,023 Housing Choice Vouchers (Section 8), HACSM currently has 384 project-based.

C. Waiting List Information

1. Number and characteristics of households on the waiting lists (all housing types) at the end of the plan year; and

| Public Housing | | |
|----------------------------------------|---------------|----------------------------------|
| Waiting list total | 2639 | |
| Approximate Annual turnover | 15 | |
| | # of families | % of total families ¹ |
| Elderly families | 294 | 11.2% |
| Disabled families | 606 | 23.0% |
| White/Non-Hispanic | 389 | 14.8% |
| White/Hispanic | 699 | 26.5% |
| Black/African American | 954 | 36.2% |
| American Indian/Alaska native | 85 | 3.3% |
| Asian | 448 | 17.0% |
| Native Hawaiian/Other Pacific Islander | 194 | 7.4% |
| Other | 0 | 0% |

| Section 8 - Housing Choice Voucher | | |
|-------------------------------------------|---------------|----------------------------------|
| Waiting list total | 3600 | |
| Approximate Annual turnover | 240 | |
| | # of families | % of total families ¹ |
| Elderly families | 293 | 8.14% |
| Disabled families | 1011 | 28.08% |
| White/Non-Hispanic | 225 | 6.25% |
| White/Hispanic | 878 | 24.39% |
| Black/African American | 1727 | 47.97% |
| American Indian/Alaska native | 191 | 5.31% |
| Asian | 295 | 8.19% |
| Native Hawaiian/Other Pacific Islander | 236 | 6.56% |
| Other | 48 | 1.33% |

¹ The total percentage is more than 100% because some families chose more than one race

| Section 8 - Project-Based | | |
|----------------------------------------|---------------|----------------------------------|
| Waiting list total | 4524 | |
| Approximate Annual turnover | 24 | |
| | # of families | % of total families ¹ |
| Elderly families | 861 | 19.0% |
| Disabled families | 1227 | 27.1% |
| White/Non-Hispanic | 1618 | 35.7% |
| White/Hispanic | 509 | 11.3% |
| Black/African American | 1365 | 30.1% |
| American Indian/Alaska native | 142 | 3.2% |
| Asian | 685 | 15.2% |
| Native Hawaiian/Other Pacific Islander | 249 | 5.5% |
| Other | 0 | 0 |

| Moderate Rehabilitation | | |
|----------------------------------------|---------------|----------------------------------|
| Waiting list total | 1964 | |
| Approximate Annual turnover | 6 | |
| | # of families | % of total families ¹ |
| Elderly families | 273 | 13.9% |
| Disabled families | 532 | 27.1% |
| White/Non-Hispanic | 444 | 22.6% |
| White/Hispanic | 524 | 26.7% |
| Black/African American | 680 | 34.7% |
| American Indian/Alaska native | 62 | 3.2% |
| Asian | 187 | 9.6% |
| Native Hawaiian/Other Pacific Islander | 112 | 5.7% |
| Other | 0 | 0 |

¹ The total percentage is more than 100% because some families chose more than one race

2. Description of waiting lists (site-based, community-wide, HCV, merged) and any changes that were made in the past fiscal year.

HACSM currently maintains the following waiting lists:

- Public Housing
- Section 8 Housing Choice Voucher
- Project-Based
- Moderate Rehabilitation

Public Housing

HACSM's Public Housing Program waiting list is currently open. Since all public housing units are fully occupied at this time, only turnover units will need leasing activity. The Public Housing waiting list is currently in the process of being purged.

HACSM plans to close its Public Housing waiting list in FY2010

Section 8 Housing Choice Voucher

In July 2008, HACSM opened the waiting list for the HCV Program. Over 23,000 applied during the one week opening period. All completed applications submitted by the deadline were put into an eligible pool. From that pool, HACSM conducted a lottery and randomly selected 3,600 applications to be placed on the waiting list. Since the HCV Program is close to 100% leased-up, only turnover vouchers will need leasing activity.

The waiting list for the HCV Program is closed. However, in January 2009, HACSM made application to HUD for 65 Family Unification Program (FUP) vouchers. If awarded, HACSM will give preference to FUP-eligible families and FUP-eligible youths. If HACSM is unable to issue the number of FUP vouchers awarded or FUP funding provided by HUD from its current HCV waiting list, HACSM will reopen the waiting list to accept a FUP applicant family or youth who is not currently on the HACSM HCV waiting list.

In addition, HACSM is in the process of submitting a disposition application to HUD to dispose of its two public housing developments, Midway Village and El Camino Village, from public housing status. HACSM will seek replacement HCV vouchers for its public housing residents. If approved and awarded, HACSM will give preference to the public housing residents who are in possession of the units as of the date of the award. If the HCV waiting list is closed at the time, HACSM will re-open the waiting list to accept applications from eligible public housing residents.

Project-Based

HACSM has a combined waiting list for all its Project-Based properties. Applicants indicate which properties they are interested in. Since all Project-Based units are fully occupied at this time, only turnover units will need leasing activity.

Moderate Rehabilitation

HACSM's Moderate Rehabilitation Program waiting list is currently open. HACSM is working closely with the property owner to fill 100% of the Moderate Rehabilitation units.

Note: Applicants for the Shelter Plus Care, Supportive Housing Programs, and Housing Readiness program (a 2008-2009 MTW initiative within the HCV program) are referred to HACSM by homeless service providers and other community partners. HACSM does not keep waiting lists for the Shelter Plus Care, Supportive Housing Program or the Housing Readiness Program.

SECTION III – Non-MTW Related Housing Authority Information

(Optional)

A. List planned vs actual sources and uses of other HUD or other Federal Funds (excluding HOPE VI);

HACSM functions as a component of the San Mateo County Department of Housing (DOH). The DOH administers such HUD funded programs as CDBG, HOME and ESG (Emergency Shelter Grant), as well as housing rehabilitation and first time home buyer programs. It also serves as the administrative unit of HEART, the county's housing trust fund, and provides very active policy and planning leadership in a wide-range of affordable housing initiatives throughout San Mateo County. As part of the DOH, the Housing Authority is in an excellent position to participate in a broad range of housing and community development activities as well as coordinate its programs with the county's emergency housing/shelter safety net.

HACSM also works closely with the HOPE Plan, the County's 10-year plan for ending homelessness. The Housing Authority was an active partner in developing the comprehensive plan that was released in 2006 and remains active in implementation planning and activities.

A recent example of the synergy resulting from these collaborative efforts is HACSM's new Housing Readiness Program. More fully described in Section VI of this Plan, the Housing Readiness Program is a 60-voucher initiative to further the HOPE Plan's "housing first" philosophy. These time-limited vouchers are being made available to hard-to-house homeless families who do not meet criteria for the Shelter Plus Care or Supportive Housing Programs through a HOPE-related partnership of safety-net agencies.

B. Description of non-MTW activities implemented by the Agency

HACSM did not implement any non-MTW activities in the last MTW Plan year.

SECTION IV– Long-Term MTW Plan

(Optional)

Describe the Agency’s long-term vision for the direction of its MTW program, extending through the duration of the MTW Agreement.

HACSM’s ability to combine resources, through the funding fungibility of the MTW block grant, removes financial barriers and gives HACSM the freedom to better address local program priorities and the community needs in San Mateo County.

The following are some of the potential initiatives that HACSM will explore for the 2010-2011 MTW Plan year:

Serve More Families

The number of households that qualify for rental assistance in San Mateo County far exceeds the number of vouchers available. In July 2008, when the HACSM opened its Housing Choice Voucher program waiting list, over 23,000 families applied. By lottery, 3,600 households were selected for the waiting list, the number that the HACSM can reasonably expect to interview over the next three years to identify households qualifying for potential turnover vouchers. Because the vouchers allocated to the HACSM are fully utilized, only 20 vouchers (approximately) per month become available, due solely to average turn-over created by families who leave the program.

In order to serve more families in San Mateo County, with this very limited and valuable resource, the HACSM may propose to institute a time-limit to the housing subsidy for all new applicant households that are not designated senior or disabled households. The time limit will be approximately 5-7 years, with a renewal option for senior and disabled households.

Expand Community Partnerships and Commitments with Support Service Providers

Prior to the implementation of the initiative (Serve More Families) as stated above, the HACSM will develop partnerships with service providers to support families in job training, financial training and furthering of education. The community partnerships could include activities such as:

- Establish a Housing Scholarship-Type Program

The Housing Scholarship Program is an award program that joins job training with housing subsidy. The scholarships are time limited and intended to support the family’s personal, educational and financial growth opportunities.

- Green Jobs Training programs

Recognizing San Mateo County’s green job initiatives, HACSM is preparing to be a part of the solution to the housing needs for those entering green job training programs.

- Financial Services educational programs

Building upon the training programs available to the current MTW participants, HACSM is researching potential partnerships with financial services to provide financial training and specialized savings programs for all HACSM HCV (Section 8) participants.

Expand Quality Assurance Program

HACSM recognizes the importance of a strong quality assurance department to ensure the timeliness and quality of the work performed. As such, HACSM will continue to expand its Quality Assurance program to include any and all new programmatic innovations.

Expand Affordable Housing Partnerships and Project-Based Programs

HACSM will use its MTW flexibility to assist in the development of new or rehabilitated affordable housing by strategically project-basing HCV vouchers as a key financial component. Project-basing's contractual obligation for long-term unit availability is also important in our perennially tight housing market. HACSM plans to seek additional flexibility to project base rules in two areas: An increase in the percentage of a project that maybe project-based (currently restricted to 25%), and adjustments to project selection criteria and operating rules.

Disposition of Public Housing and Replacement with Project-Based Vouchers

HACSM will apply to HUD for Section 18 disposition of public housing status for both of its public housing developments; El Camino Village and Midway Village. Upon approval of the disposition, HACSM will apply for replacement vouchers for all 180 units. HACSM will use its MTW flexibility to project-base 100% of the vouchers at both developments.

SECTION V - Proposed MTW Activities: HUD approval requested

HACSM will report back on the impact of the following initiatives in the FY2009-2010 MTW Annual Report.

Activity #1: Institute biennial re-certification for elderly and/or disabled HCV households

Activity #2: Simplify Rent Calculation Process

Activity #3: Simplify Third-party Verification Processes

Activity #4: Institute tiered-subsidy schedule based on voucher size

Activity #5: Eliminate the 40% affordability cap on family share at the time of initial lease-up

Activity #6: Simplify HQS Inspection Process

Activity #7: Simplify Family Self Sufficiency (FSS) Escrow Calculation

SECTION VI – On-Going MTW Activities: HUD approval previously granted

A. List activities continued from the prior Plan year(s); specify the Plan Year in which the activity was first identified and implemented;

In May 1997, HACSM applied to participate in the newly established MTW demonstration program with HUD. In May 2000, HUD approved HACSM's application and an agreement was signed that granted the HACSM its MTW status. The agreement allowed HACSM to implement the following activities:

- A total of 300 vouchers were designated as MTW vouchers
- Housing assistance was limited to a six-year term
- Participation in the HACSM's Family Self-Sufficiency program was mandatory
- No limits on the percentage of household income which could be spent on housing costs
- Escrow accounts were established for families whose rent increased due to an increase in their earned income
- 25% of the incremental increase in earned income was excluded from rent calculation
- For absent parents rejoining the household, 75% of their earned income would be excluded for two years
- Security deposit assistance

Please note that all of the MTW activities listed above and in the executive summary below were implemented either prior to, or as part of, the execution of the Amended and Restated Agreement in April 2008. On-going Activities 1-8, are limited to the 300 vouchers designated as MTW vouchers per the original agreement, with 60 of the 300 vouchers allocated to the Housing Readiness Program.

With the signing of the Amended and Restated Agreement, HACSM's MTW contract was both extended to the year 2018 and expanded to include the entire Section 8 and Section 9 programs. HACSM is looking forward to next year's Annual Report, in which we will be able to share the initial results of this expansion.

B. Provide detailed information on the impact of the activity and compare against the proposed benchmarks, and metrics to assess outcomes, including if activity is on schedule. For rent reform initiatives, describe the result of any hardship requests.

With the FY 2009-2010 MTW Annual Plan, HACSM established specific baselines, benchmarks, and metrics to measure the effectiveness and trends of all MTW initiatives, both new and on-going. These tracking features began July 1, 2009. HACSM will include the results of these initiatives in next year’s MTW Annual Report (FY2009-2010). Below is a summary of the on-going MTW initiatives, implemented prior to July 2009, and the results as evidenced during FY 2008-2009.

| On-Going Activities | Date First Implemented | Update | Authorizations |
|----------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1) Time limited assistance | 5/1/2000 | <p>The time-limited feature opened up opportunities for additional eligible low income families to apply for and participate in the program. During fiscal year 7/1/08 to 6/30/09, HACSM was able to admit 117 new MTW Self Sufficiency families due to program graduations and voucher availability.</p> <p>The time-limited feature encouraged families to stay committed to self-sufficiency activities. Of the 13 MTW Self-Sufficiency families who graduated from the program during fiscal year 7/1/08 to 6/30/09:</p> <ul style="list-style-type: none"> • 4 remained in the same unit paying full rent • 9 families were able to stay in San Mateo County by relocating to another unit • 9 families left the program with escrow balances, the average of which was \$14,686.41 <p>At the conclusion of their MTW contract, all of the MTW graduates were independent of welfare assistance</p> | <p>MTW Standard Agreement, Attachment C, Part D, (1)(g) and (2)(d) and waives certain provisions of Section 8(o)(7), 8(o)(13)(F)-(G), and 8(r) of the US Housing Act of 1937 and 24 CFR 982 Subpart H, 24 CFR 982 Subpart L, and 24 CFR Subpart E</p> |
| 2) Elimination of 40% | 5/1/2000 | <p>Eliminating the 40% cap at initial move-ins allowed more flexibility in approving rents and as a result only a small number</p> | <p>MTW Standard Agreement, Attachment C</p> |

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| On-Going Activities | Date First Implemented | Update | Authorizations |
|-------------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| affordability cap | | of Requests for Tenancy Approval were denied for affordability. The guideline for rent approval was to assure that reasonable levels of affordability were not exceeded. 66% of the households pay less than 40% of their annual adjusted income for rent and utilities. | Part D(2)(a) and waives certain provisions of Section 8 (o)(10) and 8(o)(3) of the US Housing Act of 1937 and 24 CFR 982.503 and 982.518 |
| 3) Voucher expiration after 180 days | 5/1/2000 | There were 148 (88 MTW Self Sufficiency and 60 Housing Readiness) vouchers issued during 7/1/08 to 6/30/09, of which 16 vouchers expired with no Requests for Tenancy Approval submitted. The 180-day term allows 95% success rate (from voucher issuance to lease up). 76% of the households leased up within 90 days from voucher issuance. | No longer applicable, HACSM will use the current HUD regulations for setting voucher terms beginning 7/1/2009 |
| 4) Case Management in coordination with Support Service Providers | 5/1/2000 | <p>Case management in coordination with support services is essential to assist families reach their goals. Case Managers help families develop goal plans and refer families to the appropriate agencies that can provide the specific services needed.</p> <p>Of the 13 families who graduated from the program during fiscal year 7/1/08 to 6/30/09:</p> <ul style="list-style-type: none"> • 11 had full time employment • 3 had obtained educational degrees • 7 had obtained educational or vocational certificates • 3 had completed home ownership training • All of the MTW graduates were independent of welfare assistance | MTW Standard Agreement, Attachment C, Section E and waives certain provisions of Section 23 of the US Housing Act of 1937 and 24 CFR 984 |
| 5) Escrow Accounts | 5/1/2000 | As of June 30, 2009, there were 50 families with escrow accounts. The average monthly escrow balance for these families was \$1,752.10. | MTW Standard Agreement, Attachment C, Section E and waives certain provisions of Section 23 of the US Housing Act of 1937 and 24 CFR 984 |

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| On-Going Activities | Date First Implemented | Update | Authorizations |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6) Security deposit guarantees up to a maximum of 50% of deposit requirements | 5/1/2000 | <p>Through our experience in the San Mateo County rental market, most owners prefer to receive the full security deposit upfront. None of the current 276 HAP Contracts contain the security deposit guarantee clause. In all 276 cases, families were able to pay the security deposits on their own or to obtain assistance from community agencies.</p> <p>There were no security deposit claim pay outs between 7/1/08 and 6/30/09.</p> | No longer applicable, initiative discontinued 7/1/2009 |
| 7) Income exclusions – Exclude 25% of the incremental increase due to earned income. Exclude 75% of income from new adult household members joining the household. Exclude income from assets up to \$20,000 in asset value. | 5/1/2000 | <p>Out of the total 276 current MTW participants (including Housing Readiness), 47 households have enjoyed the benefit of income exclusions. The income excluded totals \$150,386.00 annually. These exclusions translate into an increase of \$45,116.00 in HAP cost. This added cost has affected the HACSM's ability to fully utilize all 300 vouchers as allocated.</p> | No longer applicable, initiative discontinued 7/1/2009 |
| 8) Housing Readiness Program | 7/1/2008 | <p>The Housing Readiness Program was approved for 60 vouchers carved out of the original 300 MTW slots. The program successfully:</p> <ul style="list-style-type: none"> • Approved 60 referrals • 40 homeless individuals and families secured permanent housing under the program as of 6/30/09. | <p>MTW Standard Agreement, Attachment C, Section D (1)(g), Section D (2)(a)(d), Section D (3)(b), Section D (4) and Section E and waives certain provisions of Section 8(r), 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I), 8(o)(7), 8(o)(13)(F)-(G),</p> |

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| On-Going Activities | Date First Implemented | Update | Authorizations |
|------------------------------------------------------------------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | 8(o)(6), 8(o)(13)(J), 8(o)(16) and Section 23 of the US Housing Act of 1937 and 24 CFR 982 Subpart H, 982.508, 982.503, 982.518, 982 Subpart L, 983 Subpart E, 982.516, 982, Subpart E, 982.305, 983 Subpart F, 984 |
| 9) Expand usage of project-based vouchers at HACSM developments undergoing disposition process | 7/1/2008 | HACSM has continued to work on the demo/disposition application for its two public housing developments, Midway Village and El Camino Village. Additional project basing language was contained in its FY2010 Annual Plan. | <p>MTW Standard Agreement, Attachment C, Section D (1)(e), that waives certain provisions of Section 8(o)(13) of the US Housing Act of 1937 and 24 CFR 983 and Attachment C, Section D(7)(a)(b)(c)(d) that waives:</p> <ul style="list-style-type: none"> (a) certain provisions of Sections 8(o)(13)(B and D) of the 1937 Act and 24 CFR 982.1, 982.102 and 24 CFR Part 983 (b) certain provisions of 24 CFR 983.51; (c) certain provisions of 24 CFR 983.57; (d) certain provisions of Section 8(o)(8) |

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| On-Going Activities | Date First Implemented | Update | Authorizations |
|---------------------|------------------------|--------|-------------------------------------------------|
| | | | of the 1937 Act and 24 CFR 982 Subpart I. |

SECTION VII – Sources and Uses of Funding

A. List planned vs. actual sources (Operating, Capital, HCV) and uses of the MTW Funds (excluding HOPE VI). Provide a narrative description of any major changes from the approved MTW Plan;

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

| Financial Resources: | | | | | |
|----------------------------------------------------------------------------------------------|------------------|-------------------------------|-------------------------------|--------------------------------------------|--|
| Planned Sources vs. Actual Sources | | | | | |
| Sources | | Planned \$ | Actual \$ | Description of Major changes | |
| 1. Federal Grants (FY 2009 grants) | | | | | |
| a) Public Housing Operating Fund | | 307,167.00 | 283,979.00 | | |
| b) Public Housing Capital Fund 21 2009 | | 289,549.00 | 291,537.00 | | |
| Public Housing Capital Fund ARRA grant 2009 | | 0.00 | 366,511.00 | Additional unanticipated grant | |
| c) HOPE VI Revitalization | | | | | |
| d) HOPE VI Demolition | | | | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | HCV MTW | 52,017,897.00 4,716,043.00 | 49,139,070.00 4,786,324.00 | MTW block grant funding | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | | | | | |
| g) Resident Opportunity and Self-Sufficiency Grants | | | | | |
| h) Community Development Block Grant | | | | | |
| i) HOME | | | | | |
| Other Federal Grants (list below) | | | | | |
| Moderate Rehabilitation | | 1,265,964.00 | 1,292,142.00 | | |
| Shelter Plus Care CA01C41-2001 (SP8) | | 132,000.00 | 132,000.00 | | |
| Shelter Plus Care CA01C51-2001 (SP9) | | 41,424.00 | 41,424.00 | | |
| Shelter Plus Care CA01C61-2001 (SP11) | | 41,832.00 | 41,832.00 | | |
| Shelter Plus Care CA01C71-2018 (SP2) | | 907,164.00 | 907,164.00 | | |
| Shelter Plus Care CA01C71-2017 (SP10) | | 1,324,500.00 | 1,324,500.00 | | |
| Shelter Plus Care New Grant (SP12) | | 49,104.00 | 0.00 | Grant not awarded | |
| Supportive Housing CA01B71-2003 | | 745,013.00 | 745,013.00 | | |
| Family Self-Sufficiency Coordinator | | 132,000.00 | 132,000.00 | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | | | | |
| | (as of 12/31/08) | | | | |
| 2008 Capital Funds grant | | 231,639.00 | 231,639.00 | | |
| 2007 Capital Funds grant | | 157,672.00 | 157,672.00 | | |
| 2006 Capital Funds Grant | | 3,006.00 | 3,006.00 | | |
| Sub-total | | 62,361,974.00 | 59,875,813.00 | | |
| 3. Public Housing Dwelling Rental Income | | | | | |
| | | 1,240,810.00 | 1,241,999.97 | | |
| 4. Other income (list below) | | | | | |
| Interest on Investments: | | 157,768.00 | (170,724.77) | Loss on investments due to Lehman Brothers | |
| Other income: Legal fees, maintenance charges to tenants, late fees, NSF check charges, etc. | | 59,064.00 | 59,293.70 | | |
| Rental income from Housing Authority owned units | | 725,099.00 | 736,911.22 | | |
| 5. Non-federal sources (list below) | | | | | |
| Sub-total | | 2,182,741.00 | 1,867,480.12 | | |
| Total resources | | \$64,544,715.00 | \$61,743,293.12 | | |

B. List planned vs. actual sources and uses of State or local funds

Not applicable

C. If applicable, list planned vs. actual sources and uses of the COCC

Not applicable

D. If using a cost allocation or fee-for-service approach that is different from the 1937 Act requirements, describe the actual deviations that were made during the Plan year; and

Not applicable

E. List or describe planned vs. actual use of single-fund flexibility

Not applicable as of this MTW Annual Report.

F. Optional – List planned vs. actual reserve balances at the end of the Plan year

G. Optional – In plan Appendix, provide planned vs. actual sources and uses by AMP

SECTION VIII – Administrative

- A. Description of progress on the correction or elimination of observed deficiencies cited in monitoring visits, physical inspections, or other oversight and monitoring mechanisms, if applicable;**

Not applicable

- B. Results of latest Agency-directed evaluations of the demonstration, as applicable;**

Not applicable

- C. Performance and Evaluation Report for Capital Fund activities not included in the MTW Block Grant, as an attachment to the Report; and**

| Annual Statement /Performance and Evaluation Report | | | | | | 9/24/2009 |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------|---------------------|-----------|
| Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | | |
| PHA Name: Housing Authority of the County of San Mateo | | Grant Type and Number: Capital Fund Program No: CA39P01450106 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2006 | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies | | <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number 3 | | | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 06/30/09 | | <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
| | | Original | Revised | Obligated | Expended | |
| 1 | Total Non-Capital Funds | | | | | |
| 2 | 1406 Operations | 33,082.00 | 56,654.00 | 56,654.00 | 56,654.00 | |
| 3 | 1408 Management Improvements | 16,000.00 | 8,000.00 | 8,000.00 | 8,000.00 | |
| 4 | 1410 Administration | 20,000.00 | 20,000.00 | 20,000.00 | 20,000.00 | |
| 5 | 1411 Audit | 0.00 | 0.00 | 0.00 | 0.00 | |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 | |
| 7 | 1430 Fees and Costs | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 | |
| 9 | 1450 Site Improvement | 118,000.00 | 147,000.00 | 147,000.00 | 147,000.00 | |
| 10 | 1460 Dwelling Structures | 62,572.00 | 19,000.00 | 19,000.00 | 19,000.00 | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | 0.00 | 0.00 | 0.00 | |
| 12 | 1470 Nondwelling Structures | 6,000.00 | 5,000.00 | 5,000.00 | 5,000.00 | |
| 13 | 1475 Nondwelling Equipment | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 | |
| 15 | 1490 Replacement Reserve | 0.00 | 0.00 | 0.00 | 0.00 | |
| 16 | 1492 Moving to Work Demonstration | 0.00 | 0.00 | 0.00 | 0.00 | |
| 17 | 1495.1 Relocation Costs | 0.00 | 0.00 | 0.00 | 0.00 | |
| 18 | 1499 Development Activities | 0.00 | 0.00 | 0.00 | 0.00 | |
| 19 | 1501 Collateralization or Debt Service | 0.00 | 0.00 | 0.00 | 0.00 | |
| 20 | 1502 Contingency | 0.00 | 0.00 | 0.00 | 0.00 | |
| 21 | Amount of Annual Grant (sums of lines 2-20) | \$281,654.00 | \$281,654.00 | \$281,654.00 | \$281,654.00 | |
| 22 | Amount of line 21 Related to LBP Activities | 0.00 | 0.00 | 0.00 | 0.00 | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | 5,000.00 | 5,000.00 | 0.00 | 0.00 | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | 0.00 | 0.00 | 0.00 | 0.00 | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | 0.00 | 0.00 | 0.00 | 0.00 | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | 2,000.00 | 2,000.00 | 0.00 | 0.00 | |

Capital Fund Program Tables

Page ___1___ of ___3___

Housing Authority of the County of San Mateo – MTW Annual Report

| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | 9/24/2009 |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------|----------|--------------------------------------|---------------------|---------------------|---------------------------|-------------------|
| Part II: Supporting Pages | | | | | | | | |
| PHA Name: Housing Authority of the County of San Mateo | | | | Grant Type and Number: CA39P01450106 | | | Federal FY of Grant: 2006 | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA - Wide | Operations | 1406 | | 33,082.00 | 56,654.00 | 56,654.00 | 56,654.00 | 100.00% Completed |
| | Management Improvements: | 1408 | | 16,000.00 | 8,000.00 | 8,000.00 | 8,000.00 | 100.00% Completed |
| | Technical & non-technical training/assistance (HUD program systems updates, tracking, etc.) | | | | | | | |
| | Policies updates/changes | | | | | | | |
| | Computer software updates, staff training | | | | | | | |
| | Administration (maximum 10% of total grant) | 1410 | | 20,000.00 | 20,000.00 | 20,000.00 | 20,000.00 | 100.00% Completed |
| | Procurement-Contractors, monitoring, reporting, documentation functions | | | | | | | |
| | Fees & Costs: | 1430 | | 25,000.00 | 25,000.00 | 25,000.00 | 25,000.00 | 100.00% Completed |
| | Planning, consortium fees, update annual agency plan, update utility allowance, physical needs assessment | | | | | | | |
| | Site Improvement: | 1450 | | | | | | |
| | Resurface asphalt parking lot/stripping (partial) | | | 20,000.00 | 122,920.60 | 122,920.60 | 122,920.60 | 100.00% Completed |
| | Accessibility improvements | | | 5,000.00 | 0.00 | 0.00 | 0.00 | |
| | Retaining wall (erosion control) | | | 20,000.00 | 0.00 | 0.00 | 0.00 | |
| | Exterior lighting (common areas) | | | 1,000.00 | 818.37 | 818.37 | 818.37 | 100.00% Completed |
| | Tree trimming and removal | | | 30,000.00 | 21,200.00 | 21,200.00 | 21,200.00 | 100.00% Completed |
| | Trip hazard removal/concrete grinding/replacement | | | 1,000.00 | 230.63 | 230.63 | 230.63 | 100.00% Completed |
| | Irrigation and landscaping improvements | | | 1,000.00 | 1,830.40 | 1,830.40 | 1,830.40 | 100.00% Completed |
| | Resurface podium | | | 40,000.00 | 0.00 | 0.00 | 0.00 | |
| | Dwelling Structures: | 1460 | | | | | | |
| | Gutter and downspout (repair and replacement) | | | 30,000.00 | 1,704.81 | 1,704.81 | 1,704.81 | 100.00% Completed |
| | Mold remediation services | | | 5,000.00 | 0.00 | 0.00 | 0.00 | |
| | Pest control and remediation | | | 6,000.00 | 2,727.00 | 2,727.00 | 2,727.00 | 100.00% Completed |
| | Bathroom/plumbing fixtures replacement | | | 1,000.00 | 0.00 | 0.00 | 0.00 | |
| | Energy conservation upgrades/improvements (fluorescent lighting) | | | 2,000.00 | 0.00 | 0.00 | 0.00 | |
| | Painting interior of units | | | 5,000.00 | 2,400.00 | 2,400.00 | 2,400.00 | 100.00% Completed |
| | Kitchen cabinets, countertops, sinks (continuation) | | | 5,572.00 | 3,629.00 | 3,629.00 | 3,629.00 | 100.00% Completed |
| | Dryrot repair (Utility boxes, siding) | | | 6,000.00 | 362.64 | 362.64 | 362.64 | 100.00% Completed |
| | Painting exterior of buildings | | | 2,000.00 | 7,161.83 | 7,161.83 | 7,161.83 | 100.00% Completed |
| | Carpeting, units | | | 0.00 | 1,014.72 | 1,014.72 | 1,014.72 | 100.00% Completed |
| | Non-Dwelling Structures: | 1470 | | | | | | |
| | Conversion of non-dwelling space into resident services center | | | 2,000.00 | 0.00 | 0.00 | 0.00 | |
| | Carpeting and floor replacement (office) | | | 4,000.00 | 5,000.00 | 5,000.00 | 5,000.00 | 100.00% Completed |
| | Non-Dwelling Equipment: | 1475 | | | | | | |
| | Maintenance vehicle | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Tools/toolbox for vehicle | | | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 100.00% Completed |
| | TOTAL CAPITAL FUNDS GRANT - 2006 | | | \$281,654.00 | \$281,654.00 | \$281,654.00 | \$281,654.00 | |

Capital Fund Program Tables

Page __2__ of __3__

Housing Authority of the County of San Mateo – MTW Annual Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | 9/24/2009 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|---------|--------------------------------------------------------------------------------------------|---------------------------------------------|---------|----------------------|----------------------------------|
| PHA Name: Housing Authority of the County of San Mateo | | | Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: | | | Federal FY of Grant: | |
| | | | CA39P01450106 | | | 2006 | |
| Development No. Name/HA-Wide Activities | All Funds Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| HA - Wide | 7/18/2008 | | | 7/18/2010 | | | |
| Midway Village | 7/18/2008 | | | 7/18/2010 | | | |
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Housing Authority of the County of San Mateo – MTW Annual Report

| Annual Statement /Performance and Evaluation Report | | | | | | 9/24/2009 |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|-------------------------------------|-----------|
| Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | | |
| PHA Name: Housing Authority of the County of San Mateo | | Grant Type and Number: Capital Fund Program No: CA39P01450107 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2007 | |
| <input checked="" type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserved for Disasters/Emergencies | | <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number 4 | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 06/30/09 | | <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | | |
| | | Original | Revised | Obligated | Expended | |
| 1 | Total Non-Capital Funds | | | | | |
| 2 | 1406 Operations | 56,824.00 | 56,824.00 | 56,824.00 | 56,824.00 | |
| 3 | 1408 Management Improvements | 8,000.00 | 6,333.80 | 6,333.80 | 6,333.80 | |
| 4 | 1410 Administration | 20,000.00 | 20,000.00 | 20,000.00 | 20,000.00 | |
| 5 | 1411 Audit | 5,000.00 | 5,000.00 | 4,480.00 | 4,480.00 | |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 | |
| 7 | 1430 Fees and Costs | 9,000.00 | 9,000.00 | 9,000.00 | 9,000.00 | |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 | |
| 9 | 1450 Site Improvement | 83,617.12 | 63,783.23 | 63,491.52 | 63,491.52 | |
| 10 | 1460 Dwelling Structures | 54,782.88 | 54,782.88 | 54,782.88 | 54,782.88 | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | 0.00 | 0.00 | 0.00 | |
| 12 | 1470 Nondwelling Structures | 15,200.00 | 36,700.09 | 0.00 | 0.00 | |
| 13 | 1475 Nondwelling Equipment | 30,400.00 | 30,400.00 | 30,400.00 | 30,400.00 | |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 | |
| 15 | 1490 Replacement Reserve | 0.00 | 0.00 | 0.00 | 0.00 | |
| 16 | 1492 Moving to Work Demonstration | 0.00 | 0.00 | 0.00 | 0.00 | |
| 17 | 1495.1 Relocation Costs | 0.00 | 0.00 | 0.00 | 0.00 | |
| 18 | 1499 Development Activities | 0.00 | 0.00 | 0.00 | 0.00 | |
| 19 | 1501 Collateralization or Debt Service | 0.00 | 0.00 | 0.00 | 0.00 | |
| 20 | 1502 Contingency | 0.00 | 0.00 | 0.00 | 0.00 | |
| 21 | Amount of Annual Grant (sums of lines 2-20) | \$282,824.00 | \$282,824.00 | \$245,312.20 | \$245,312.20 | |
| 22 | Amount of line 21 Related to LBP Activities | 0.00 | 0.00 | 0.00 | 0.00 | |
| 23 | Amount of Line 21 Related to Section 504 Compliance | 0.00 | 0.00 | 0.00 | 0.00 | |
| 24 | Amount of Line 21 Related to Security - Soft Costs | 0.00 | 0.00 | 0.00 | 0.00 | |
| 25 | Amount of Line 21 Related to Security - Hard Costs | 2,742.00 | 2,028.00 | 2,028.00 | 2,028.00 | |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | 1,500.00 | 1,810.81 | 1,810.81 | 1,810.81 | |

Capital Fund Program Tables

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Housing Authority of the County of San Mateo – MTW Annual Report

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | 9/24/2009 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------|----------------------|---------------------|-------------------------------------|---------------------|-------------------|
| PHA Name: Housing Authority of the County of San Mateo | | Grant Type and Number: Capital Fund Program No: CA39P01450107 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2007 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA - Wide | Operations | 1406 | | 56,824.00 | 56,824.00 | 56,824.00 | 56,824.00 | 100.00% Completed |
| | Management Improvements: | 1408 | | 8,000.00 | 6,333.80 | 6,333.80 | 6,333.80 | 100.00% Completed |
| | Technical & non-technical training/assistance (HUD program systems updates, tracking, etc.) | | | | | | | |
| | Policies updates/changes | | | | | | | |
| | Computer software updates, staff training | | | | | | | |
| | Administration (maximum 10% of total grant) | 1410 | | 20,000.00 | 20,000.00 | 20,000.00 | 20,000.00 | 100.00% Completed |
| | Procurement-Contractors, monitoring, reporting, documentation functions | | | | | | | |
| | Audit | 1411 | | 5,000.00 | 5,000.00 | 4,480.00 | 4,480.00 | 89.60% Completed |
| | Fees & Costs: | 1430 | | 9,000.00 | 9,000.00 | 9,000.00 | 9,000.00 | 100.00% Completed |
| | Planning, consortium fees, update annual agency plan, update utility allowance, physical needs assessment | | | | | | | |
| | Site Improvement: | 1450 | | | | | | |
| | Resurface asphalt parking lot/stripping (partial) | | | 65,791.52 | 63,491.51 | 63,491.52 | 63,491.52 | 100.00% Completed |
| | Accessibility improvements | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Retaining wall (erosion control) | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Exterior lighting (common areas) | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Tree trimming and removal | | | 11,000.00 | 0.00 | 0.00 | 0.00 | |
| | Trip hazard removal/concrete grinding/replacement | | | 5,000.00 | 0.00 | 0.00 | 0.00 | |
| | Irrigation and landscaping improvements | | | 1,825.60 | 291.72 | 0.00 | 0.00 | 0.00% Completed |
| | Resurface podium | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Dwelling Structures: | 1460 | | | | | | |
| | Air duct cleaning (partial) (energy savings measures) | | | 1,000.00 | 0.00 | 0.00 | 0.00 | |
| | Gutter and downspout (repair and replacement) | | | 4,950.00 | 321.56 | 321.56 | 321.56 | 100.00% Completed |
| | Mold/testing remediation services | | | 5,750.00 | 5,986.25 | 5,986.25 | 5,986.25 | 100.00% Completed |
| | Pest control and remediation | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Bathroom/plumbing fixtures replacement | | | 2,174.28 | 2,174.28 | 2,174.28 | 2,174.28 | 100.00% Completed |
| | Energy conservation upgrades/improvements (fluorescent lighting) | | | 1,500.00 | 1,810.81 | 1,810.81 | 1,810.81 | 100.00% Completed |
| | Painting interior of units | | | 1,040.88 | 1,040.88 | 1,040.88 | 1,040.88 | 100.00% Completed |
| | Kitchen cabinets, countertops, sinks (continuation) | | | 5,000.00 | 5,675.28 | 5,675.28 | 5,675.28 | 100.00% Completed |
| | Dryrot repair (Utility boxes, siding) | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Painting exterior/interior of buildings/units | | | 28,825.72 | 34,227.71 | 34,227.71 | 34,227.71 | 100.00% Completed |
| | Security system | | | 1,042.00 | 1,045.00 | 1,045.00 | 1,045.00 | 100.00% Completed |
| | Blinds/window covering | | | 3,500.00 | 525.48 | 525.48 | 525.48 | 100.00% Completed |
| | Roofing repairs/replacement | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Concrete installation, patio for unit | | | 0.00 | 1,975.63 | 1,975.63 | 1,975.63 | 100.00% Completed |
| | Non-Dwelling Structures: | 1470 | | | | | | |
| | Security measures | | | 1,700.00 | 983.00 | 0.00 | 0.00 | 0.00% Completed |
| | Conversion of non-dwelling space into resident services center | | | 13,500.00 | 0.00 | 0.00 | 0.00 | |
| | Roof replacement/repair office & community room | | | 0.00 | 0.00 | 0.00 | 0.00 | |
| | Expand/Renovate Maintenance Shop | | | 0.00 | 35,717.09 | 0.00 | 0.00 | 0.00% Completed |
| | Non-Dwelling Equipment: | 1475 | | | | | | |
| | Office equipment/desks/chairs/cabinets | | | 11,900.00 | 12,385.00 | 12,385.00 | 12,385.00 | 100.00% Completed |
| | Tools/toolbox for vehicle | | | 3,500.00 | 940.20 | 940.20 | 940.20 | 100.00% Completed |
| | Maintenance vehicle | | | 15,000.00 | 17,074.80 | 17,074.80 | 17,074.80 | 100.00% Completed |
| | TOTAL CAPITAL FUNDS GRANT - 2007 | | | \$282,824.00 | \$282,824.00 | \$245,312.20 | \$245,312.20 | |

Capital Fund Program Tables

Page ___2___ of ___3___

Housing Authority of the County of San Mateo – MTW Annual Report

| Annual Statement /Performance and Evaluation Report | | | | | |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------|---------------------|
| Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | |
| PHA Name: Housing Authority of the County of San Mateo | | Grant Type and Number: Capital Fund Program No: CA39P01450108 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2008 | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies | | <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 2 </u> | | <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____ | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending _____ | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total Non-Capital Funds | | | | |
| 2 | 1406 Operations | 57,910.00 | 57,910.00 | 57,910.00 | 57,910.00 |
| 3 | 1408 Management Improvements | 15,000.00 | 10,000.00 | 0.00 | 0.00 |
| 4 | 1410 Administration | 20,000.00 | 20,000.00 | 20,000.00 | 20,000.00 |
| 5 | 1411 Audit | 0.00 | 0.00 | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 15,000.00 | 15,000.00 | 3,303.00 | 3,303.00 |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | 59,500.00 | 87,500.00 | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 92,200.00 | 69,200.00 | 16,767.25 | 16,767.25 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 4,500.00 | 4,500.00 | 1,697.75 | 1,697.75 |
| 12 | 1470 Nondwelling Structures | 2,500.00 | 2,500.00 | 0.00 | 0.00 |
| 13 | 1475 Nondwelling Equipment | 20,939.00 | 20,939.00 | 1,892.10 | 1,892.10 |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 |
| 15 | 1490 Replacement Reserve | 0.00 | 0.00 | 0.00 | 0.00 |
| 16 | 1492 Moving to Work Demonstration | 0.00 | 0.00 | 0.00 | 0.00 |
| 17 | 1495.1 Relocation Costs | 2,000.00 | 2,000.00 | 0.00 | 0.00 |
| 18 | 1499 Development Activities | 0.00 | 0.00 | 0.00 | 0.00 |
| 19 | 1501 Collateralization or Debt Service | 0.00 | 0.00 | 0.00 | 0.00 |
| 20 | 1502 Contingency | 0.00 | 0.00 | 0.00 | 0.00 |
| 21 | Amount of Annual Grant (sums of lines 2-20) | \$289,549.00 | \$289,549.00 | \$101,570.10 | \$101,570.10 |
| 22 | Amount of line 21 Related to LBP Activities | 0.00 | 0.00 | 0.00 | 0.00 |
| 23 | Amount of Line 21 Related to Section 504 Compliance | 0.00 | 0.00 | 0.00 | 0.00 |
| 24 | Amount of Line 21 Related to Security - Soft Costs | 0.00 | 0.00 | 0.00 | 0.00 |
| 25 | Amount of Line 21 Related to Security - Hard Costs | 9,539.00 | 3,500.00 | 0.00 | 0.00 |
| 26 | Amount of Line 21 Related to Energy Conservation Measures | 18,000.00 | 14,000.00 | 0.00 | 0.00 |
| Signature of Executive Director _____ Date _____ | | Signature of Public Housing Director _____ | | Date _____ | |

Capital Fund Program Tables

Page 1 of 4

Housing Authority of the County of San Mateo – MTW Annual Report

| Annual Statement/Performance and Evaluation Report | | | | | | | | 9/11/2009 | |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------|----------|----------------------|--------------------------------------|-------------------|------------------|-------------------|----------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) | | | | | | | | | |
| Part II: Supporting Pages | | | | | | | | | |
| PHA Name: | | Housing Authority of the County of San Mateo | | | Grant Type and Number: | | CA39P01450108 | | Federal FY of Grant: |
| | | | | | Capital Fund Program No: | | | | 2008 |
| | | | | | Replacement Housing Factor Grant No: | | | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised | Funds Obligated | Funds Expended | | |
| HA - Wide | Operations | 1406 | | 57,910.00 | 57,910.00 | 57,910.00 | 57,910.00 | 100.00% Completed | |
| | Management Improvements: | 1408 | | 15,000.00 | 10,000.00 | 0.00 | 0.00 | 0.00% Completed | |
| | Technical & non-technical training/assistance | | | | | | | | |
| | (HUD program systems updates, tracking, etc.) | | | | | | | | |
| | Policies updates/changes | | | | | | | | |
| | Computer software updates, staff training | | | | | | | | |
| | Administration (maximum 10% of total grant) | 1410 | | 20,000.00 | 20,000.00 | 20,000.00 | 20,000.00 | 100.00% Completed | |
| | Procurement-Contractors, monitoring, report, documentation functions | | | | | | | | |
| | Fees & Costs: | 1430 | | 15,000.00 | 15,000.00 | 3,303.00 | 3,303.00 | 22.02% Completed | |
| | Planning, consortium fees, update annual plan, energy audit | | | | | | | | |
| | update utility allowance, <i>physical needs assessment</i> | | | | | | | | |
| | Mold remediation, services and repairs, <i>Section 106 Review</i> | | | | | | | | |
| | Site Improvement: | 1450 | | | | | | | |
| | Tree trimming (continuance) | | | 4,000.00 | 2,500.00 | 0.00 | 0.00 | 0.00% Completed | |
| | Concrete repair/replacement and fence repairs/replacement | | | 27,000.00 | 0.00 | 0.00 | 0.00 | | |
| | Exterior lighting (continuance) | | | 3,500.00 | 0.00 | 0.00 | 0.00 | | |
| | Landscaping improvements (to low maintenance design) | | | 12,000.00 | 0.00 | 0.00 | 0.00 | | |
| | Sewer lines repairs | | | 6,000.00 | 10,000.00 | 0.00 | 0.00 | 0.00% Completed | |
| | Waste receptacles | | | 2,000.00 | 0.00 | 0.00 | 0.00 | | |
| El Camino Village | Retaining wall (erosion control) | | | 5,000.00 | 0.00 | 0.00 | 0.00 | | |
| El Camino Village | Repair/replacement podium | | | 0.00 | 75,000.00 | 0.00 | 0.00 | 0.00% Completed | |
| HA - Wide | Dwelling Structures: | 1460 | | | | | | | |
| | Comprehensive Modernization: | | | | | | | | |
| | Bathroom shower surround replacement | | | 1,000.00 | 0.00 | 0.00 | 0.00 | | |
| | Painting/ exterior/interior | | | 25,000.00 | 0.00 | 3,829.78 | 3,829.78 | | |
| | Weather stripping (air sealing) | | | 1,500.00 | 0.00 | 0.00 | 0.00 | | |
| | Window screens replacement & window blinds | | Partial | 20,000.00 | 24,500.00 | 3,419.46 | 3,419.46 | 13.96% Completed | |
| | Subtotal | | | 214,910.00 | 214,910.00 | 88,462.24 | 88,462.24 | | |

Capital Fund Program Tables

Page _2_ of _4_

Housing Authority of the County of San Mateo – MTW Annual Report

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

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2377-0226
Expires 4/30/2011

| Part I: Summary | | Grant Type and Number: | | FFY of Grant: | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------|---------------|
| PHA Name: Housing Authority of the County of San Mateo | | Capital Fund Program Grant No: CA39P01450109 Date of CFFP: _____ | | Replacement Housing Factor Grant No: FFY of Grant Approval: 2009 2009 | |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 1 </u> <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____ | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-Capital Funds | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) ³ | 57,910.00 | 59,898.00 | 0.00 | 0.00 |
| 3 | 1408 Management Improvements | 10,000.00 | 10,000.00 | 0.00 | 0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 20) | 28,955.00 | 28,955.00 | 0.00 | 0.00 |
| 5 | 1411 Audit | 5,000.00 | 5,000.00 | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 15,000.00 | 15,000.00 | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | 105,000.00 | 105,000.00 | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 59,000.00 | 59,000.00 | 0.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 6,000.00 | 6,000.00 | 0.00 | 0.00 |
| 12 | 1470 Non-dwelling Structures | 0.00 | 0.00 | 0.00 | 0.00 |
| 13 | 1475 Non-dwelling Equipment | 2,684.00 | 2,684.00 | 0.00 | 0.00 |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 |
| 15 | 1492 Moving to Work Demonstration | 0.00 | 0.00 | 0.00 | 0.00 |
| 16 | 1495.1 Relocation Costs | 0.00 | 0.00 | 0.00 | 0.00 |
| 17 | 1499 Development Activities ⁴ | 0.00 | 0.00 | 0.00 | 0.00 |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | 0.00 | 0.00 | 0.00 | 0.00 |
| 18b | 9000 Collateralization or Debt Service paid Via System of Direct Payment | 0.00 | 0.00 | 0.00 | 0.00 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | 0.00 | 0.00 | 0.00 | 0.00 |
| 20 | Amount of Annual Grant (sums of lines 2-19) | \$289,549.00 | \$291,537.00 | \$0.00 | \$0.00 |
| 21 | Amount of Line 20 Related to LBP Activities | 0.00 | 0.00 | | |
| 22 | Amount of Line 20 Related to Section 504 Compliance | 0.00 | 0.00 | | |
| 23 | Amount of Line 20 Related to Security - Soft Costs | 0.00 | 0.00 | | |
| 24 | Amount of Line 20 Related to Security - Hard Costs | 0.00 | 0.00 | | |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | \$36,000.00 | \$36,000.00 | | |
| Signature of Executive Director _____ | | Signature of Public Housing Director _____ | | Date _____ | |
| Date _____ | | Date _____ | | Date _____ | |

Page 1 of 3

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.

form HUD-50075.1 (4/2008)

Housing Authority of the County of San Mateo – MTW Annual Report

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

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2377-0226
Expires 4/30/2011

Part II: Supporting Pages

| PHA Name: Housing Authority of the County of San Mateo | | Grant Type and Number: Capital Fund Program Grant No: CA39P01450109 Replacement Housing Factor Grant No. | | | | CFFP (Yes/ No): No | | Federal FFY of Grant: 2009 |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------|----------------------|---------------------|------------------------------|------------------|--------------------------------------|
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | |
| HA - Wide | Operations | 1406 | | 57,910.00 | 59,898.00 | 0.00 | 0.00 | |
| | Management Improvements: (limited to 20% of grant) | 1408 | | | | | | |
| | Technical & non-technical training/assistance (HUD program systems updates, tracking, etc.) | | | 10,000.00 | 10,000.00 | 0.00 | 0.00 | |
| | Policies updates/changes | | | | | | | |
| | Computer software updates, staff training | | | | | | | |
| | Administration (limited to 10% of grant) | 1410 | | 28,955.00 | 28,955.00 | 0.00 | 0.00 | |
| | Procurement-Contractors, monitoring, report, documentation functions | | | | | | | |
| | Audit (portion related to CFP) | 1411 | | 5,000.00 | 5,000.00 | 0.00 | 0.00 | |
| | Fees & Costs: | 1430 | | 15,000.00 | 15,000.00 | 0.00 | 0.00 | |
| | Planning consortium fees, update annual plan, energy audit | | | | | | | |
| | update utility allowance | | | | | | | |
| | Mold/asbestos testing | | | | | | | |
| | Site Improvement: | | | | | | | |
| | Landscaping improvements | 1450 | | 15,000.00 | 15,000.00 | 0.00 | 0.00 | |
| | Fire hydrant repairs/replacements | 1450 | | 20,000.00 | 20,000.00 | 0.00 | 0.00 | |
| | Card Key upgrade (security) | 1450 | | 5,000.00 | 5,000.00 | 0.00 | 0.00 | |
| | Tree trimming/removal/replacement | 1450 | | 5,000.00 | 5,000.00 | 0.00 | 0.00 | |
| | <i>(continued next page)</i> | | | | | | | |
| | Subtotal | | | \$161,865.00 | \$163,853.00 | \$0.00 | \$0.00 | |

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

Housing Authority of the County of San Mateo – MTW Annual Report

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

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2377-0226
Expires 4/30/2011

| Part II: Supporting Pages | | | | | | | | |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------------------|
| PHA Name: Housing Authority of the County of San Mateo | | | Grant Type and Number: Capital Fund Program Grant No: CA39P01450109 Replacement Housing Factor Grant No. | | | CFPP (Yes/ No): No | | Federal FFY of Grant: 2009 |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| HA - Wide | | | | | | | | |
| Site Improvement: (continued from previous page) | | | | | | | | |
| | Concrete repair/replacement | 1450 | | 5,000.00 | 5,000.00 | 0.00 | 0.00 | |
| | Fence repair/replacement | 1450 | | 5,000.00 | 5,000.00 | 0.00 | 0.00 | |
| | Retaining wall repair/replacement | 1450 | | 15,000.00 | 15,000.00 | 0.00 | 0.00 | |
| | Storm drain/grading upgrades/erosion control (partial) | 1450 | | 35,000.00 | 35,000.00 | 0.00 | 0.00 | |
| Dwelling Structures: | | | | | | | | |
| | Improve interior lighting (more efficient conservation, (Energy Star rated) | 1460 | | 5,000.00 | 5,000.00 | 0.00 | 0.00 | |
| | Window screens, all windows and blind replacement to more durable shutters (continued from 2008) | 1460 | | 15,000.00 | 15,000.00 | 0.00 | 0.00 | |
| | Floor covering replacement | 1460 | | 10,000.00 | 10,000.00 | 0.00 | 0.00 | |
| | Kitchen cabinet replacement (continuation) | 1460 | 4 units | 12,000.00 | 12,000.00 | 0.00 | 0.00 | |
| | Dry rot repair (utility boxes, siding, trim) | 1460 | | 2,000.00 | 2,000.00 | 0.00 | 0.00 | |
| | Mold/asbestos remediation | 1460 | | 5,000.00 | 5,000.00 | 0.00 | 0.00 | |
| | Water heaters (Energy Star rated) | 1460 | 10 ea | 5,000.00 | 5,000.00 | 0.00 | 0.00 | |
| | Patio doors replacement (with more energy efficient) | 1460 | 8 units | 5,000.00 | 5,000.00 | 0.00 | 0.00 | |
| Dwelling Equipment: | | | | | | | | |
| | Ranges and refrigerators (Energy Star rated)(energy efficient) | 1465 | 5 ea | 6,000.00 | 6,000.00 | 0.00 | 0.00 | |
| Non-Dwelling Equipment: | | | | | | | | |
| | Tools | 1475 | Various | 2,684.00 | 2,684.00 | 0.00 | 0.00 | |
| | | | | \$289,549.00 | \$291,537.00 | \$0.00 | \$0.00 | |

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

² To be completed for the Performance and Evaluation Report

Housing Authority of the County of San Mateo – MTW Annual Report

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

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

| Part I: Summary | | Grant Type and Number: | | FFY of Grant: | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------|----------------------|---------------------------------------|--------------------|
| PHA Name: Housing Authority of the County of San Mateo | | Capital Fund Program Grant No: CA39S014501-09 | | Replacement Housing Factor Grant No: | |
| | | Date of CFFP: _____ | | FFY of Grant Approval: 2009 | |
| | | | | 2009 | |
| Type of Grant | | | | | |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 1 </u> | | | | | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | Original | Revised ² | Obligated | Expended |
| 1 | Total non-Capital Funds | | | | |
| 2 | 1406 Operating Expenses (may not exceed 20% of line 20) ³ | 0.00 | 0.00 | 0.00 | 0.00 |
| 3 | 1408 Management Improvements | 0.00 | 0.00 | 0.00 | 0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 20) | 15,000.00 | 0.00 | 0.00 | 0.00 |
| 5 | 1411 Audit | 0.00 | 0.00 | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 0.00 | 0.00 | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | 242,000.00 | 0.00 | 19,500.00 | 19,500.00 |
| 10 | 1460 Dwelling Structures | 109,511.00 | 0.00 | 0.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | 0.00 | 0.00 | 0.00 | 0.00 |
| 12 | 1470 Non-dwelling Structures | 0.00 | 0.00 | 0.00 | 0.00 |
| 13 | 1475 Non-dwelling Equipment | 0.00 | 0.00 | 0.00 | 0.00 |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 |
| 15 | 1492 Moving to Work Demonstration | 0.00 | 0.00 | 0.00 | 0.00 |
| 16 | 1495.1 Relocation Costs | 0.00 | 0.00 | 0.00 | 0.00 |
| 17 | 1499 Development Activities ⁴ | 0.00 | 0.00 | 0.00 | 0.00 |
| 18a | 1501 Collateralization or Debt Service paid by the PHA | 0.00 | 0.00 | 0.00 | 0.00 |
| 18b | 8000 Collateralization or Debt Service paid Via System of Direct Payment | 0.00 | 0.00 | 0.00 | 0.00 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | 0.00 | 0.00 | 0.00 | 0.00 |
| 20 | Amount of Annual Grant (sums of lines 2-19) | \$366,511.00 | \$0.00 | \$19,500.00 | \$19,500.00 |
| 21 | Amount of line 20 Related to LBP Activities | 0.00 | 0.00 | 0.00 | 0.00 |
| 22 | Amount of Line 20 Related to Section 504 Compliance | 0.00 | 0.00 | 0.00 | 0.00 |
| 23 | Amount of Line 20 Related to Security - Soft Costs | 0.00 | 0.00 | 0.00 | 0.00 |
| 24 | Amount of Line 20 Related to Security - Hard Costs | 0.00 | 0.00 | 0.00 | 0.00 |
| 25 | Amount of Line 20 Related to Energy Conservation Measures | 0.00 | 0.00 | 0.00 | 0.00 |
| Signature of Executive Director _____ | | Signature of Public Housing Director _____ | | Date _____ | |
| Date _____ | | Date _____ | | Date _____ | |

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.

Housing Authority of the County of San Mateo – MTW Annual Report

Annual Statement /Performance and Evaluation Report

U. S. Department of Housing and Urban Development

Capital Funds Program and Capital Fund Program Replacement Housing Factor and
Capital Funds Financing Program

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 4/30/2011

| Part II: Supporting Pages | | Grant Type and Number: | | | | CFPP (Yes/ No): | | Federal FFY of Grant: | |
|------------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------|-----------|----------------------|---------------|----------------------|---------------------|-----------------------|--|
| PHA Name: Housing Authority of the County of San Mateo | | Capital Fund Program Grant No: CA39S014501-09 | | | | No | | 2009 | |
| | | Replacement Housing Factor Grant No. | | | | | | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised 1 | Funds Obligated 2 | Funds Expended 2 | | |
| CA014 | Administration: | 1410 | | 15,000.00 | 0.00 | 0.00 | 0.00 | 0.00% Completed | |
| HA- Wide | Program monitoring, reporting, supplies, etc. | | | | | | | | |
| HA - Wide | Fees & Costs: | | | | | | | | |
| | Architect fees | 1430 | | 0.00 | 0.00 | 0.00 | 0.00 | | |
| HA - Wide | Site Improvements: | | | | | | | | |
| | Tree trimming (52 Eucalyptus & removal of a Pine tree) | 1450 | Various | 25,000.00 | 0.00 | 19,500.00 | 19,500.00 | 78.00% Completed | |
| | Sidewalk/rails | 1450 | 10,000 lf | 55,000.00 | 0.00 | 0.00 | 0.00 | 0.00% Completed | |
| | Landscaping | 1450 | 15,000 sf | 50,000.00 | 0.00 | 0.00 | 0.00 | 0.00% Completed | |
| | Retaining walls to correct erosion | 1450 | | 60,000.00 | 0.00 | 0.00 | 0.00 | 0.00% Completed | |
| | Exterior lighting | 1450 | 25 lights | 27,000.00 | 0.00 | 0.00 | 0.00 | 0.00% Completed | |
| | Fire hydrant replacement | 1450 | 13 | 25,000.00 | 0.00 | 0.00 | 0.00 | 0.00% Completed | |
| HA - Wide | Dwelling Structures: | | | | | | | | |
| | Roof repairs (tar and gravel) | 1460 | 1 bldg | 18,000.00 | 0.00 | 0.00 | 0.00 | 0.00% Completed | |
| | Window coverings (2" faux wood blinds) | 1460 | 65 units | 31,511.00 | 0.00 | 0.00 | 0.00 | 0.00% Completed | |
| | Exterior painting | 1460 | 12 bldgs | 60,000.00 | 0.00 | 0.00 | 0.00 | 0.00% Completed | |
| | Non-Dwelling Structures: | | | | | | | | |
| | Conversion of non-dwelling space into resident services center | 1470 | 1 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| TOTAL CAPITAL FUNDS FOR 2009 ARRA | | | | \$366,511.00 | \$0.00 | \$19,500.00 | \$19,500.00 | | |

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

D. Certification that the Agency has met the three statutory requirements of: 1) assuring that at least 75 percent of the families assisted by the Agency are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and 3) maintaining a comparable mix of families (by family size) are served, as would have been provided had that amounts not been used under the demonstration.

Certification of Statutory Requirements

The Housing Authority of the County of San Mateo hereby certifies that it (the Agency) has met the three statutory requirements of:

1. Assuring that at least 75 percent of the families assisted by the Agency are very low-income families;
2. Continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and
3. Maintaining a comparable mix of families (by family size) is served, as would have been provided had those amounts not been used under the demonstration.

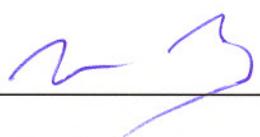
Housing Authority of the County of San Mateo
PHA Name

CA014
PHA Number/HA Code

I hereby certify that all the information stated herein 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)

Duane Bay
Name of Authorized Official

Director
Title



Signature

9/28/09

Date