

HOUSING AUTHORITY OF THE COUNTY OF SAN MATEO

264 HARBOR BOULEVARD, BLDG A • BELMONT, CALIFORNIA 94002 • TEL: 650-802-3300 • FAX: 650-802-3373

May 31, 2002

FEDERAL EXPRESS

Wilbert Fong
Financial Analyst
U.S. Department of Housing and Urban Development
450 Golden Gate Avenue
San Francisco, CA 94102

Subject: Project CA014003
Operating Subsidy Fiscal Year Ending June 30, 2002

Dear Mr. Fong:

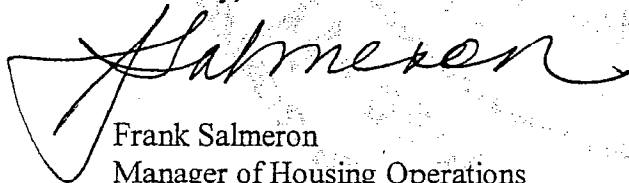
As discussed yesterday, enclosed is an original and three copies of your request for Operating Subsidy for the fiscal year ending June 30, 2002.

We very recently learned that we could qualify for subsidy primarily for loss of rental income due to vacancies beyond our control. These vacancies resulted from toxic soil remediation that needed to be performed at Midway Village at the direction of the Department of Toxic Substances Control for the State of California. This submission includes a narrative section with additional detail.

The Board will hear this item in June. We will forward a copy to you immediately thereafter.

Please call me at 650-802-3398 if you have any questions.

Sincerely,



Frank Salmeron
Manager of Housing Operations

C: L. Min

PHA/IHA Board Resolution

Approving Operating Budget or Calculation of Performance Funding System Operating Subsidy

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

OMB Approval No. 2577-0026 (Exp. 6/30/2001)

Public reporting burden for this collection of information is estimated to average 15 minutes 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. 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.

This information is required by Section 6 (c) (4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Acting on behalf of the Board of Commissioners of the below-named Public Housing Agency (PHA)/Indian Housing Authority (IHA), as its Chairman, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

(date)

- Operating Budget Submitted on: _____
- Operating Budget Revision Submitted on: _____
- Calculation of Operating Fund Subsidy Submitted on: May 20, 2002
- Revised Calculation of Performance Funding System Submitted on: _____

I certify on behalf of the: (PHA/IHA Name) Housing Authority of the County of San Mateo
that:

1. All regulatory and statutory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The calculation of eligibility for Federal funding is in accordance with the provisions of the regulations;
6. All proposed rental charges and expenditures will be consistent with provisions of law;
7. The PHA/IHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d);
8. The PHA/IHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i) or 24 CFR 905.120(g);
and
9. The PHA/IHA will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115 and 905.315.

I hereby certify that all the information stated within, 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)

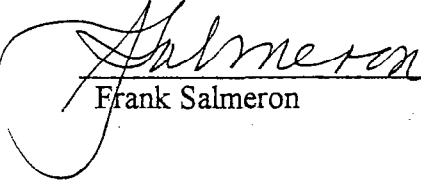
Board Chairman's Name (type)	Signature	Date
------------------------------	-----------	------

Certification of Compliance with Annual Income Reexamination Requirements

In Accordance with:

24 CFR§990.113 Payments of operating subsidy conditioned upon reexamination of income of families in occupancy.

This is to certify that Housing Authority of the County of San Mateo is in compliance with the annual income reexamination requirements and that rents have been or will be adjusted in accordance with current HUD requirements.



Frank Salmeron

5/31/02

Date

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 San Mateo

Program/Activity Receiving Federal Grant Funding

Low Income Housing

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 subrecipients 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)

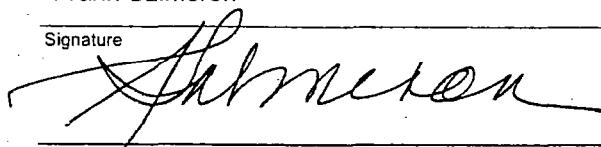
Name of Authorized Official

Frank Salmeron

Title

Manager of Housing Operations

Signature



Date (mm/dd/yyyy)

5/30/02

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of the County of San Mateo

Program/Activity Receiving Federal Grant Funding

Low Income Housing

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.)

Midway Village, 47 Midway Drive, Daly City, CA 94014
El Camino Village, 7620 El Camino Real, Colma, CA 94014

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)

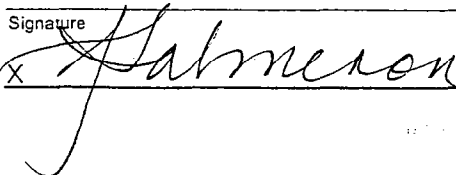
Name of Authorized Official

Frank Salmeron

Title

Manager of Housing Operations

Signature



Date

5/31/02

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

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

OMB Approval No. 2577-0029 (exp. 10/31/2004)

Section 1

a) Name and Address of Public Housing Agency Housing Authority of the County of San Mateo 264 Harbor Blvd, Bldg A Belmont, CA 94002-4017					b) Budget Submission to HUD required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
					c) Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
d) No. of HA Units 180	e) Unit Months Available (UMAs) 2160	f) Subject FYE 06/30/2002	g) ACC Number SF-476	h) Operating Fund Project Number CA01400102D	i) (Reserved)	

Section 2

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
Part A. Allowable Expenses and Additions			
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	345.57	
02	Part A, Line 01 multiplied by .005	1.73	
03	Delta from form HUD-52720-B, if applicable (see instructions)	1.59	
04	"Requested" year units from latest form HUD-52720-A, if applicable (see instructions)	150	
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03 and 05	348.89	
07	Inflation factor	1.039	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	362.50	
09	Transition Funding		
10	Increase to AEL		
11	Allowable utilities expense level from HUD-52722-A	18.53	
12	Actual PUM cost of Independent Audit (IA) (Through FYE 12/31/2000)	1.39	
13	Costs attributable to deprogrammed units		
14	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)	382.42	
Part B. Dwelling Rental Income			
01	Total rent roll as of: 04/01/2001	\$54,807	
02	Number of occupied units as of rent roll date	135	
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01/Line 02)	\$405.98	
04	Average monthly dwelling rental charge per unit for prior budget year (4/1/00)	\$399.06	
05	Average monthly dwelling rental charge per unit for budget year 2 years ago	\$364.27	
06	Three-year average monthly dwelling rental charge per unit ([Part B, Line 03 + Line 04 + Line 05] / 3)	\$389.77	
07	50/50 Income split ([Part B, Line 3 + Line 06] / 2)	\$397.88	
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)	397.88	
09	Rental income adjustment factor	1.03	
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)	409.82	
11	Projected occupancy percentage from form HUD-52728	88%	
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)	358.82	
Part C. Non-dwelling income			
01	Other income	0.00	
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)	358.82	
03	PUM deficit or (income) (Part A, Line 14 minus Part C, Line 02)	23.60	
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	50,976	
		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part D. Add-ons for costs attributable to changes in federal law or regulation			
01	FICA contributions	21,402	
02	Unemployment compensation (\$7000 x 1.6% x 19 positions x 37.51%)	798	
03	Family Self Sufficiency Program		
04	Energy Add-On for loan amortization		
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy		
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation:		
	Occupied Units (Part B, Line 02)	135	
10	Employee Units		
11	Police Units		
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)	135	
13	Funding for Resident Participation (Part D, Line 12 x \$25)	3,375	
14	Other approved funding, not listed (Specify in Section 3)		
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	25,575	
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	76,551	
02	Actual cost of Independent Audit (IA)	3,000	
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (if less than zero, enter zero (0))	76,551	
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years		
02	Addition subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)		
06	Other (specify)		
07	Unfunded portion due to proration	383	
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)		
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)	76,168	
HUD Use Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):		
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)		
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)		

06/30/2002

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part H. Calculation of Adjustments for Subject Fiscal Year This part is to be completed only after the subject fiscal year has ended			
01	Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> HUD discretionary adjustment (Specify under Section 3)		
02	Utility adjustment from form HUD-52722-B		
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)		
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)		
07	Utility adjustment (enter same amount as Part H, Line 02)		
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)		
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		

Section 3

Remarks (provide part and line numbers)

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 Authorized HA Representative & Date:

Signature of Authorized Field Office Representative & Date:

x *Harmeron* 8/30/02 x

HA of San Mateo Co

AEL Roll-forward
Fiscal 1989 thru 1992

Fiscal Year Ending 6/30:	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Previous AEL		213.58	234.04	250.50	263.28	279.79	295.25	308.59	310.13	318.54	325.26	329.50	336.78	345.57
Simple Delta (.005)		1.07	1.17	1.25	1.32	1.40	1.48	1.54	1.55	1.59	1.63	1.65	1.68	1.73
Long Delta														1.59
Subtotal		214.64	235.21	251.75	264.60	281.19	296.72	310.13	311.69	320.13	326.88	331.15	338.46	348.88
Inflation Factor		1.05100	1.06500	1.04580	1.05740	1.05000	1.04000	1.00000	1.02200	1.01600	1.00800	1.01700	1.02100	1.03900
Subtotal		225.59	250.50	263.28	279.79	295.25	308.59	310.13	318.54	325.26	329.50	336.78	345.57	362.49
FY89 Insurance Increase		8.45												
Revised AEL	213.58	234.04	250.50	263.28	279.79	295.25	308.59	310.13	318.54	325.26	329.50	336.78	345.57	362.49

**Operating Fund
Calculation of
Formula and Delta**

PHA/IHA - Owned Rental Housing

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

OMB Approval No. 2577-0029
(exp. 5/31/2001)

Public Reporting Burden for this collection of information is estimated to average 1 hour 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. This agency may not collect this information, and you are not required to complete this form, unless it displays a current valid OMB control number

This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for operation of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Allowable Expense (AEL), Allowable Utility Expense Level (AUEL) and Other Costs for the major Operating Fund components. HUD reviews the information (Operation subsidy calculation) to determine each PHA's share of the total operating subsidy funds appropriated by Congress each fiscal year. HUD also uses the information as a means of estimating aggregate operating subsidy eligibility of PHAs which serves as the basis for Requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality

Public Housing Agency / Indian Housing Authority Housing Authority of the County of San Mateo	AC Contract No. SF-476	Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. ()
Requested Fiscal Year Ending Date: 06/30/2002		

1	2 Percentage	3 Multiplier	4 Current Year	5 Requested Year
Part I. Number of pre-1940 rental units occupied by poor households as a percentage of the population of the community	0.09000	7.954	0.71586	0.71586

Wage Rate Index	Multiplier	Current Year	Requested Year
Part II. Local Government Wage Rate Index.	1.30000	116.49600	151.44480

2 or more bedroom units	Multiplier	Current Year	Requested Year
Part III. Number of two or more bedroom units or 15,000 whichever is less. (Transfer from HUD-52720-A, Part II, A2)	0.002896	0.34752	0.42282

Ratio	Multiplier	Current Year	Requested Year
Part IV. Ratio of three or more bedroom units to total dwelling units. (Transfer from form HUD-52720-A, Part II, A2)	22.303000	5.94754	6.81490

Multiplier	Current Year	Requested Year
Part V. Ratio of two or more bedroom units in high-rise family projects to total dwelling units. Enter 0 if here (Transfer from form HUD-52720-A, Part III, C2)		

	Current Year	Requested Year
1 Sum of the five products in columns 4 and 5	158.45572	159.39838
2 Enter Equation Calibration Constant	0.23440	0.23440
3 Combine line 1 and line 2	158.69012	159.63278
4 Formula Expense Level (use FEL Increase Worksheet)	281.22740	282.81779
5 Delta (Subtract line 4, column 4, from line 4, column 5)		1.59039

EXTRACT FROM FEL INCREASE WORKSHEET

- Enter amount on line 3, Part VI of HUD-52720-B
- Enter FY 89 Increase Factor
- Multiply Line 1 by Line 2
- FY 89 Insurance Increase
- Add Line 3 and Line 4
- Enter FY 90-01 Increase Factor
- Multiply Line 5 by Line 6. FORMULA EXPENSE LEVEL

	Current Year	Requested Year
	158.69012	159.63278
X	1.05625	1.05625
	167.61644	168.61212
+	8.45	8.45
	176.06644	177.06212
X	1.59728	1.59728
	281.22740	282.81779

Calculation of Allowable Utilities Expense Level

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

OMB Approval No. 2577-0029 (exp. 10/31/2004)

PHA-Owned Rental Housing
Operating Fund

a) Public Housing Agency HA of the Co of San Mateo	b) Operating Fund Project Number CA01400102D	c) New Project Numbers 14-003	d) Fiscal Year Ending 06/30/2002 e) ACC Number SF-476	f) Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. ()	g) Energy Performance Contract <input type="checkbox"/> h) Utility Rate Incentive <input type="checkbox"/>
---	---	----------------------------------	--	---	--

Line No.	Description	Unit Months Available	Sewerage and Water Consumption	Electricity Consumption	Gas Consumption	Fuel (Specify type e.g., oil, coal, wood)		
						(7)	(8)	(9)
	(2)	(3)	(4)	(5)	(6)			
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year.	06/30/2000 1,800	12,871	75,435	939			
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.	06/30/1999 1,800	13,864	77,534	1,277			
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year.	06/30/1998 1,800	14,137	73,870	1,076			
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03).	5,400	40,872	226,839	3,292			
05	Estimated Unit Months available for old projects for Requested Budget Year.	1,800						
06	Ratio of Unit months available for old projects (line 04 divided by line 05 of column 3)	3						
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	1,800	13,624	75,613	1,097			
08	Estimated UMA and consumption for new projects.	360	1,349	46,453	1,143			
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + line 08).	2,160	14,973	122,066	2,240			
10	Estimated cost of consumption on line 09 for Requested Budget Year (Line 13 times Line 09)	Costs	15,272	23,301	1,461			
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10).	40,034						
12	Est. PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (Line 11 divided by line 09, col 3)	18.53						
13	Rate		1.02000	0.19089	0.65218			
14	Unit of Consumption		Gallons	kWh	C Cubic Feet			

HA of Co of San Mateo Utility Consumption Data		Water Charges	Water Consump	Water Rate	Projected Rate FY03	Gas Charges	Gas Consump	Gas Rate	Projected Rate FY03	Elec Charges	Elec Consump	Projected Rate	Projected Rate FY03
	06/30/2001	13030.57	13314	0.9787119	1.07100	1262.83	975	1.2952103	0.68479	7235.46	71931	0.1005889	0.20043
Midway Village		13030.57	13314										
MV Office/Whse						1262.83	975						
MV Office/Whse										4027.5	38311		
10 Jennifer Laundry										1386.64	11767		
26 Cypress Laundry										1821.32	21853		
	06/30/2000	11197.87	12871	0.8700078		704.59	939	0.7503621		7233.32	75435	0.0958881	
Midway Village		11197.87	12871	0.8700078									
MV Office/Whse						704.59	939						
MV Office/Whse										4152.3	41994		
10 Jennifer Laundry										1369.76	11821		
26 Cypress Laundry										1711.26	21620		
	06/30/1999	10273.89	13864	0.741048		907.16	1277	0.7103837		7502.65	77534	0.0967659	
Midway Village		10273.89	13864	0.741048									
MV Office/Whse						907.16	1277						
MV Office/Whse										4415.74	44083		
10 Jennifer Laundry										1391.47	11999		
26 Cypress Laundry										1695.44	21452		
	06/30/1998	11165.28	14137	0.7897913		766.27	1076	0.7121468		7247.58	73870	0.0981126	
Midway Village		11165.28	14137	0.7897913									
MV Office/Whse						766.27	1076						
MV Office/Whse										4152.3	41994		
10 Jennifer Laundry										1376.66	11236		
26 Cypress Laundry										1718.62	20640		
New Project (ECV)													
Nine months cons (Jun01-Feb02)			1012				857				34840		
Annualized			1349				1143				46453		
New Rates													
Charges (latest month-Apr02)					892.5				65.87				566.94
Consumption (latest month - Apr02)					875				101				2970
Actual Rate (latest month-Apr02)					1.02000				0.65218				0.19089
This Rate to be Used for FY02													
Inflation Rate for FY03					1.05				1.05				1.05
Total - Rate to be Used for FY03					1.07100				0.68479				0.20043

HA Calculation of
Occupancy Percentage
for a Requested Budget Year (RBY)
PHA / IHA - Owned Rental Housing Performance
Funding System (PFS)

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

OMB Approval No. 2577-0066
(EXP. 9/30/2002)

1a. Name and Address of PHA/IHA (Include Street Address, City, State, Zip Code) Housing Authority of the County of San Mateo 264 Harbor Blvd, Bldg A Belmont, CA 94002-4017		2a. Contact (Person who can best answer questions about this submission) Frank Salmeron	
		2b. Contact's Phone Number (include area code) (650)280-0334	
3. RBY Beginning Date: (mo/day/yyyy) 07/01/2001	4. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. ()	5. PAS/LOCCS Project Number CA01400102D	6. Report Date (check one box) (mo/day/yyyy) 01/01/2001 <input checked="" type="checkbox"/> Actual Day <input type="checkbox"/> Average for Actual Month
			7. Data Source <input type="checkbox"/> form HUD-51234 <input checked="" type="checkbox"/> Rent Roll Records

Part A. Actual Occupancy Data as of Report Date

8. Units Occupied	133
9. Units Available	150
10. Actual Occupancy Percentage (Divide line 8 by line 9; multiply by 100 and round to nearest whole)	89%

11. If the HA-wide occupancy percentage shown on line 10 is 97% or greater and the HA believes that an average occupancy rate of at least 97% is sustainable for the RBY, then check the box below. You have completed the form and don't need to proceed further.

Stop
&
Note

High Occupancy HA: Occupancy Percentage is 97% or higher and is sustainable for the RBY

Use 97% as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

12. Units vacant as of Report Date (subtract line 8 from line 9 and enter result)	17
---	----

13. If the result on line 12 is five or fewer vacant units and the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on line 12 will be vacant for the full RBY, then check the box below. You have completed the form and do not need to proceed further.

Stop
&
Note

High Occupancy HA with five or fewer vacant units

Use line 10 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part B. Distribution of Actual Vacancies By Major Cause

Given below are circumstances and actions recognized by HUD as possible causes of vacancies that are beyond the control of the HA to correct. If appropriate, please distribute the number of vacant units reported on line 12 among these causes. Attach sheet identified with HA name and address, the RBY beginning date, and ACC number. Use the sheet to describe, for each circumstance; when the circumstance occurred; the location of the units involved; why the circumstance is preventing the HA from occupying, selling, demolishing, rehabilitating, reconstructing, consolidating or modernizing the vacant units; and the likelihood that these circumstances will be mitigated or eliminated in the RBY.

14. Units vacant because of litigation (e.g., units that are being held vacant as part of court-ordered or HUD-approved desegregation plan)	
15. Units vacant because of Federal, Tribal, or State laws of general applicability. (Note: do not include units vacant only because they do not meet minimum construction or habitability standards.) Toxic Waste (see narrative)	17
16. Units vacant due to changing market conditions	
17. Units vacant because of natural disaster	
18. Units vacant because of insufficient funding for otherwise approvable CIAP application	
19. RMC-managed units vacant because of failure of HA to fund approvable request for Federal modernization funding (This line for use only by RMCs)	
20. Units vacant because of casualty loss and need to settle insurance claims	
21. Total Units Vacant Due To Circumstances Beyond The HA's Control (Enter sum of lines 14 - 20)	17
22. Units vacant after adjusting for circumstances beyond the HA's control (Subtract line 21 from line 12)	0

23. If the result on line 22 is five or fewer vacant units and the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on both lines 21 and 22 will be vacant for the full RBY, then check the box below. You have completed the form and do not need to proceed further.

Stop
&
Note

High Occupancy HA with five or fewer vacant units after adjustment for vacancies beyond its control

Use line 10 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

24. Vacancy Percentage after adjusting for beyond control circumstances (Divide line 22 by line 9, multiply by 100, and round to nearest whole)	0%
---	----

25. If the result on line 24 is 3% or less and the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on lines 21 and 22 will be vacant for the full RBY, then check the box below. You have completed the form and do not need to proceed further.

Stop
&
Note

High Occupancy HA: 3% or less vacancy rate after adjustment for vacancies beyond control

Use line 10 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part C. Status of Units Undergoing Modernization as of Report Date If changes occur after the Report Date but prior to submission of this form, the most current status will be shown.

26. Protected Units	Occupied Units	Vacant Units
a. Number of units that are under modernization construction (contract awarded or force account work started)		
b. Number of units not under construction contract but included in a HUD-approved modernization budget where the time period for placing the units under construction (two FFYs after the FFY of approval) has not yet expired.		
27. Unprotected Units: Number of units included in a HUD-approved modernization budget where the time period for placing the units under construction (two FFYs after FFY of approval) has expired.		

Part D. Units Estimated to be Available for Occupancy During RBY	(a) No. of Units	(b) Avg. No. of Mos. In RBY	(c) No. of Unit Mos. (a x b)
28. Units Available as of Report Date (Enter line 9)	150	12	1,800
29. Additional Units Available During RBY because of Development/Acquisition of PFS-Eligible projects	30	12	360
30. Units Unavailable During RBY because of Demolition/Disposition/Conversion Actions Approved By HUD			
31. Total (Add lines 28 and 29; subtract line 30)	180		2,160

Part E. Units Estimated to be Occupied During RBY	(a) No. of Units	(b) Avg. No. of Mos. In RBY	(c) No. of Unit Mos. (a x b)
32. Units Occupied as of Report Date (Enter line 8)	133	12	1,596
33. Additional Units Occupied during RBY because of Development/Acquisition of PFS-Eligible Projects	25	8	200
34. Reoccupancy during RBY of Units Vacated for Circumstances Beyond the HA's Control	0		0
35. Reoccupancy during RBY of Vacant Units in a Funded Modernization Program			
36. Occupied Units in Funded Modernization Program Being Vacated during RBY			
37. Occupied Units Being Vacated during RBY because of Demolition/Disposition/Conversion Actions Approved by HUD. If there are occupied units that become vacant after the Report Date but before the start of the RBY because of circumstances and actions beyond the HA's control, place that number here () and include in total shown on 37. Attach separate sheet with same information requested in Part C.			
38. Total (Add lines 32-35, subtract lines 36 and 37)	158		1,796

Part F. Occupancy Percentage During RBY	
39. Total Unit Months of Occupancy (Enter line 38c)	1,796
40. Total Unit Months Available for Occupancy (Enter line 31c)	2,160
41. Occupancy Percentage for RBY (Divide line 39 by line 40; multiply by 100 and round to nearest whole)	83%
42. Average Number of Vacant Units During RBY (Subtract line 39 from line 40; divide result by 12 and round to nearest whole)	30

43. If the result on line 41 is 97% or higher or if the result on line 42 is five or less, then check the appropriate box

- Stop & Note below. You have completed the form and do not need to proceed further.
- a. High Occupancy HA: Occupancy Percentage is 97% or higher for the RBY → Use 97% as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723
- b. High Occupancy HA with five or fewer vacant units → Use line 41 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part G. Vacancy Percentage for RBY Adjusted for Modernization

44. Total Unit Months of Vacancy in RBY (Enter line 40 less line 39)		364
45. Total Unit Months for Vacant Units In Funded Mod. and Under Construction or Funded for Construction (Sum the vacant units of lines 26a and b; multiply by 12)	0	
46. If any of the vacant units on lines 26a or b will be reoccupied during the RBY, enter that number times the average number of months during the RBY these units will be reoccupied.		
47. If any of the occupied units on lines 26a or b will be vacated during the RBY for mod. construction, enter that number times the average number of months during the RBY these units will be vacated.		
48. Total Unit Months for Vacant Units in Funded Mod. And Under Construction or Funded For Construction In RBY (Add line 45; less line 46; plus line 47)		0
49. Total Unit Months of Vacancy in RBY Adjusted for Modernization (Enter line 44 less line 48)		364
50. Vacancy Percentage for RBY Adjusted for Modernization (Divide line 49 by line 40; multiply by 100; and round to nearest whole)		17%
51. Average Number of Vacant Units in RBY Adjusted for Modernization (Divide line 49 by 12; round to nearest whole)		30

52. If the result on line 50 is 3% or lower or if the result on line 51 is five or less, then check the appropriate box

- Stop & Note below. You have completed the form and do not need to proceed further.
- a. High Occupancy HA: Vacancy Percentage is 3% or less for the RBY after Modernization Adjustment → Use line 41 as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723
- b. High Occupancy HA: five or fewer vacant units after Modernization Adjustment → Use line 41 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part H. Vacancy Percentage for RBY Adjusted for Both Modernization and Beyond Control Circumstances

53. Total Unit Months of Vacancy in RBY (Enter line 44)	364
54. Total Unit Months of Vacancy in RBY Due to Modernization (Enter line 48)	0
55. Total Unit Months of Vacancy in RBY Due to Beyond Control Vacancies (Enter line 21 times 12; less any entry made on line 34c)	204
56. Total Unit Months of Vacancy After Above Adjustments (Enter line 53 less lines 54 and 55)	160
57. Vacancy Percentage for RBY After Above Adjustments (Divide line 56 by line 40; multiply by 100; and round to nearest whole.)	7%
58. Average Number of Vacant Units in RBY After Above Adjustments (Divide line 56 by 12; round to nearest whole)	13

59. If the result on line 57 is 3% or lower or if the result on line 58 is five or less, then check the appropriate box

- Stop & Note
- below. You have completed the form and do not need to proceed further.
- a. High Occupancy HA: Vacancy Percentage is 3% or less for the RBY after Modernization Adjustment → Use line 41 as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723
- b. High Occupancy HA: five or fewer vacant units after modernization adjustment → Use line 41 as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part I. Adjustment for Long Term Vacancies If the HA estimates that it will have a vacancy percentage of more than 3% for its RBY and more than five vacant units after adjusting for vacant units undergoing modernization and vacancies beyond its control, the HA will exclude all of its long-term vacancies (if any) from its count of units available for occupancy and use this section to determine its projected occupancy percentage.

60. Total Long-term Vacancies (Subtract vacant units shown on lines 21, 25a, and b from line 12. Analyze remaining vacancies and identify those units that have been vacant for more than 12 months as of the Report Date.)	0
61. Unit Months of Vacancy Associated With Long-Term Vacancies (Multiply line 60 by 12)	0
62. Total Unit Months Available for Occupancy in RBY Adjusted for Long-Term Vacancies (Subtract line 61 from line 31(c)) Use this UMA number in all other PFS calculations.	2,160
63. Occupancy Percentage for RBY Adjusted for Long-Term Vacancies (Divide line 38(c) by line 52; multiply by 100 and round to nearest whole)	
64. Average Number of Vacant Units in RBY after All Adjustments (Subtract line 60 from line 58)	13
65. Total Unit Months of Vacancy in RBY after All Adjustments (Subtract line 61 from line 56)	160
66. Vacancy Percentage for RBY Adjusted for Long-Term Vacancies (Divide line 65 by line 62; multiply by 100 and round to nearest whole)	7%

67. If the result on line 63 is 97% or higher or if the result on line 64 is five or less or if the result on line 66 is 3% or less,

- Stop & Note then check the appropriate box below. You have completed the form and do not need to proceed further.
- a. High Occupancy HA: Occupancy Percentage is 97% or higher for the RBY after Long-Term Vacancies Adjustment → Use 97% as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723 Use the UMA result on line 62 in calculating PFS eligibility
- b. High Occupancy HA: Five or fewer vacant units after Adjustment for Long-Term Vacancies → Use line 63 as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723 Use the UMA result on line 62 in calculating PFS eligibility
- c. High Occupancy HA: Vacancy Percentage is 3% or lower for the RBY after Long-Term Vacancies Adjustment → Use line 63 as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723 Use the UMA result on line 62 in calculating PFS eligibility

Part J. Projected Occupancy Percentages for Low Occupancy HAs If the HA cannot determine an acceptable Projected Occupancy Percentage for the RBY using the above approach, it will use this section. The HA will use the lower of either 97% or that percentage based on having five units vacant for the RBY. Either percentage can be adjusted for vacant units undergoing modernization construction and vacancies beyond its control. Small HAs of 140 units or less will generally want to use a percentage based on five vacant units.

68. Enter 97% if HA has more than 140 units. If 140 or fewer units, determine occupancy percentage based on 5 vacant units, for RBY. (Take 60 unit months and divide by line 62; multiply by 100 and round to nearest whole. Subtract result from 100%)	97%
69. Percentage Adjustment for Modernization and Beyond Control Vacancies (Add lines 48 plus 55; divide that sum by line 62; multiply by 100 and round to nearest whole)	9%
70. Projected Occupancy Percentage for Low Occupancy HA (Take the percentage on line 68 and subtract the percentage shown on line 69. Use the result as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723. Use the UMA result on line 62 in calculating PFS eligibility)	88%

Housing Authority of the County of San Mateo

FY02

New Units to Be Occupied Due to Development Activities

			New Development	=	
Jan-June 2001	12	X	9	=	108
July 2001	12	X	2	=	24
August 2001	11	X	0	=	0
September 2001	10	X	2	=	20
October 2001	9	X	1	=	9
November 2001	8	X	0	=	0
December 2001	7	X	0	=	0
January 2002	6	X	3	=	18
February 2002	5	X	1	=	5
March 2002	4	X	0	=	0
April 2002	3	X	0	=	0
May 2002	2	X	4	=	8
June 2002	1	X	3	=	3
			<hr style="width: 50%; margin: 0 auto;"/>		<hr style="width: 50%; margin: 0 auto;"/>
			25		195
	195	/	25	=	8

Line 33 form HUD 52728:

Narrative

Housing Authority of the County of San Mateo Beyond Control Vacancies

The Housing Authority of the County of San Mateo (HACSM) is hereby requesting an adjustment to the Occupancy Rate utilized in the calculation of its Low Rent Public Housing Operating Subsidy for fiscal years ending June 30, 2002 and 2003.

The HACSM has significant occupancy problems caused by reasons beyond control of the Authority. In 1991, it was discovered through testing that Toxic Waste was present in the soil within the Midway Village development. The Authority was ordered by the EPA and the California Department of Toxic Substances Control to do remediation, including removal of the affected soil.

During the second phase of soil testing, it was determined that the toxic waste problem was more widespread than originally anticipated, requiring additional work and relocation of residents. This expanded the remediation effort.

The toxic waste necessitated the relocation of residents living at the development. In fact, the Authority was mandated by the California Department of Toxic Substances Control to relocate residents during the remediation work.

Litigation throughout the remediation period also compelled the Authority to allow relocation to *any* residents living at Midway Village. Residents that chose to relocate were offered the choice of Housing Vouchers, or relocation to the HACSM's other Public Housing Development, El Camino Village. During the cleanup, units that were vacated were not reoccupied.

In November of 2001, after the remediation of the toxic soil was completed, the Authority began to market the units in an effort to reoccupy. Outreach efforts began immediately, but have not resulted in full occupancy. In fact, as of January 1, 2001, and 2002, the following was the vacant status at Midway Village:

<u>Midway Village Only:</u>	<u>January 1, 2001</u>	<u>January 1, 2002</u>
Total Number of Units Available	150	150
Total Number of Units Vacant	17	40

The difficulty in reoccupying Midway Village stems from public perception that the property is tainted with toxic waste. This perception inhibits the Authority's ability to reoccupy as quickly as we would like.

For example, the Authority has marketed to Voucher holders who have not been able to find housing. Once the Voucher holders reach the end of their period to find a unit, they have been offered a unit at Midway Village. Hundreds of these families have refused to accept a Midway Village unit.

The waiting list has been opened and we have stepped up marketing and outreach efforts. However, we anticipate that the realistic re-occupancy rate is about 3 families per month.

We therefore respectfully request an adjustment to our fiscal year 2002 and 2003 Operating Fund occupancy percentage to reflect units vacant due to "federal and state law" as well as "changing market conditions". It is against federal and state law to house people in a toxic environment. We were ordered by the California Department of Toxic Substances control to relocate tenants during remediation work. An ongoing market problem ("changing market conditions") exists due to the high level of publicity regarding the toxic soil. Although the property is safe, there is still the perception that the development is environmentally dangerous (possibly still toxic).

We are taking aggressive and positive steps toward overcoming these perceptions, and will continue to conduct marketing and outreach for the Midway Village development to ensure resolution of the occupancy problem as quickly as possible.

We have attached Form HUD-52728, along with supporting data, to reflect the projected occupancy percentage at each of our Public Housing developments.

Housing Authority of the County of San Mateo Calculation of Social Security (FICA) Add-On FY02

Section I - Assumptions	
Requested Budget Year FICA Rate -	7.65%
Base Year FICA Rate (1975) -	5.85%
Requested Budget Year FICA Base -	\$80,400
Base Year FICA Base (1975) -	\$14,100

Section II - Salary Data		
1.	Total Salaries	939,904
2.	Total Salaries Chargeable to Public Housing	352,578
3.	Percentage of FICA Salaries Chargeable to Public Housing (line 2 / line 1)	37.51%
4.	Salaries Subject to Base Year FICA Base	253,800
5.	Salaries Subject to Requested Budget Year FICA Base	939,904

Section III - Calculation of Add-On Step One		
6.	Requested Budget Year FICA Rate	7.65%
7.	Salaries Subject to Requested Budget Year FICA Base	939,904
8.	Line 6 Multiplied by Line 7	71,903

Section IV - Calculation of Add-On Step Two		
9.	Base Year FICA Rate (1975) -	5.85%
10.	Salaries Subject to Base Year FICA Base	253,800
11.	Line 6 Multiplied by Line 7	14,847

Section V - Allocation to Public Housing		
12.	Gross Add - On (Line 8 Less Line 11)	57,056
13.	Percentage of Total Salaries Chargeable to Public Housing	37.51%
14.	Public Housing Portion of Add-On	21,402

Methodology Per HUD Handbook 7475.13, Chapter 6, Section 4

Operating Budget
Schedule of All Positions and Salaries in Support of FICA Add-on

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

OMB Approval No. 2577-0028 Exp. (10/31/97)

Name of Local Housing Authority HA of the Co of San Mateo		Locally Belmont, CA				Fiscal Year End 30-Jun-02						
Position Title and Name By Organizational Unit and Function		Present Salary Rate As of (date)	Requested Budget Year			Allocation of Salaries by Program						
			Salary Rate	Estimated Payment		Management	Modernization	Section 8 Programs	Other Programs	Salaries Subject to:		Method of Allocation
				No. Months	Amount					RBY FICA Base \$84,900	Base Year FICA Base \$14,100	
(1)	(1a)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Exec Sec			57,564	12	57,564	2,368		48,653	6,545	57,564	14,100	
Admin Sec			47,983	12	47,983	1,972		40,555	5,456	47,983	14,100	
S Pub Svc Asst			24,246	12	24,246	997		20,493	2,757	24,246	14,100	
Asst F.O.			69,407	12	69,407	2,853		58,663	7,892	69,407	14,100	
Pyr/Ben Spec			55,835	12	55,835	2,295		47,192	6,348	55,835	14,100	
I S Coord			57,642	12	57,642	2,369		48,719	6,554	57,642	14,100	
Sr Acct			60,021	12	60,021	2,467		50,730	6,824	60,021	14,100	
Acct II			55,310	12	55,310	2,273		46,748	6,289	55,310	14,100	
Asst to Mgr of Hsg Program Compl Off			63,297	12	63,297	2,602		53,499	7,197	63,297	14,100	
			63,297	12	63,297	2,602		53,499	7,197	63,297	14,100	
Hsg Prog Sup			60,892	12	60,892	45,669			15,223	60,892	14,100	
Secretary			44,332	12	44,332	33,249			11,083	44,332	14,100	
HOS			52,436	12	52,436	39,327			13,109	52,436	14,100	
Res Serv Spec			52,436	12	52,436	39,327			13,109	52,436	14,100	
Sr Maint Spec			49,130	12	49,130	36,848			12,283	49,130	14,100	
Maint Spec II			45,910	12	45,910	34,433			11,478	45,910	14,100	
Maint Spec II			45,910	12	45,910	34,433			11,478	45,910	14,100	
Maint Spec II			45,910	12	45,910	34,433			11,478	45,910	14,100	
Maint Spec II			45,910	12	45,910	34,433			11,478	45,910	14,100	
		0	939,904		939,904	352,578	0	420,097	167,230	939,904	253,800	

To the best of my knowledge, 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. (16 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director or Designated Official
Date

Direct Disbursement Payment Schedule Data Operating Subsidies Public Housing Program

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

OMB Approval No.2577-0029 (Exp. 10/31/2004)

(See Instructions for Public Reporting Statement)

Line 01	Project No. C A 0 1 4 0 0 1 0 2 D	Public Housing Agency (PHA) Housing Authority of the County of San Mateo	X Original		
Line 02	Fiscal Year End (FYE) (MM/DD/YY) 0 6 3 0 0 2	PHA Address 284 Harbor Blvd Bldg A Burlmont, CA 94002-4017	Revision No.		
Part 1 - Eligibility Values					
	(a) PHA	(b) HUD Modifications			
03	Subject Year Eligibility	7 6 1 6 8			
04	Other Eligibility				
05	Prior Year Adjustment				
06	Total Eligibility	7 6 1 6 8			
	(a) PGM Code	(b) Obligated Amount	(c) Retained Amount	(d) Scheduled Amount	(e) Funds Available But Not Scheduled
07a	PHA Req. P F S	7 6 1 6 8		7 6 1 6 8	
07b	HUD Modif.				
08a	PHA Req.				
08b	HUD Modif.				
09a	PHA Req.				
09b	HUD Modif.				
10a	PHA Req. Totals	7 6 1 6 8		7 6 1 6 8	
10b	HUD Modif. Totals				

Line **Part II - Payment Entry Selection**

11 Program (PGM) Code: PHA Request **P F S** HUD Modif.

12 Type of Payment Entry (Check one):
 Manual Entry (Go to Part VI)
 System Calculation with Equal Monthly Payments
 System Calculation with Unequal Monthly Payments

Part III - System Calculation of Payment Schedule

Payments Within Month

13 Payments Equal Within Month? (Check Y or N)
 PHA Req. Y N
 HUD Modif.

14 Pay Dates Within Month:
 PHA Req. 1 **0 1** 2 **0 7** 3 **1 5** 4 **2 2**
 HUD Modif.

15 Payment Percentages Within Month:
 PHA Req. **2 5** % **2 5** % **2 5** % **2 5** %
 HUD Modif. % % % %

Monthly Payment Allocation

18 Percentage Payment for Each Month:

Month	1	2	3	4	5	6	7	8	9	10	11	12
16a	 	 	 	 	 	 	 	 	 	 	 	
16b	PHA Req. %	 %	 %	 %	 %	 %	 %	 %	 %	 %	 %	 %
	HUD Modif. %	 %	 %	 %	 %	 %	 %	 %	 %	 %	 %	 %

Project No.:	C A 0 1 4 0 0 1 0 2 D	Fiscal Year End (FYE)	0 6 3 0 0 2
--------------	-----------------------	-----------------------	-------------

Part VII - Certification of Public Housing Agency/Indian Housing Authority

I certify that all applicable provisions of the Annual Contributions Contract covering the above numbered project(s) have been complied with by this PHA and that this form HUD-52721 and all supporting forms and documentation have been examined by me and to the best of my knowledge and belief are true, correct and complete and in accordance with all applicable HUD regulations and requirements including those relating to cash management.

False Claims statement: Warning: U.S. Code, Title 31, Section 3729, False Claims, provides a civil penalty of not less than \$5,000 and not more than \$10,000, plus 3 times the amount of damages for any person who knowingly presents, or causes to be presented, a false or fraudulent claim; or who knowingly makes, uses or causes to be used, a false record or statement; or conspires to defraud the Government by getting a false or fraudulent claim allowed or paid.

Name of PHA	Housing Authority of the County of San Mateo	Date
-------------	--	------

Signature and Title of Official Authorized to Certify

PHA Comments

HUD Use Only

Field Office Approval		
Field Office Name	Signature and Title of Field Office Official	Date

Field Office Comments

Entered into LOCCS	By <i>Salmexon</i>	Date <i>5/30/02</i>	Time
--------------------	--------------------	---------------------	------

U. S. Department of Housing and Urban Development
 Low-Income Housing
 PHA-OWNED RENTAL HOUSING
 Calculation of Performance Funding System Operating Subsidy

Public Housing Agency HOUSING AUTHORITY OF THE COUNTY OF SAN MATEO		Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____	
Unit Months Available 1,800	Fiscal Year Ending June 30, 1989	Contract Number SF-476	
Line No.	Description	Requested by PHA (PUM)	Approved by HUD (PUM)
ALLOWABLE EXPENSES AND ADDITIONS:			
01	Allowable Expense Level plus Transition Funding, if applicable (See instructions.)	213.58	-
02	Utilities Expense Level (Line 12, Form HUD-52722A)	22.02	
03	Estimated or Actual Cost of Biennial IPA Audit Scheduled for Requested Year	1.87	
04	Costs Attributable to Deprogrammed Units	-0-	
05	Total Allowable Expenses and Additions (Sum of Lines 01 thru 04)	237.47	
DWELLING RENTAL INCOME			
06	Estimated Dwelling Rental Income	258.73	
07	Change Factor	1.07	
08	Projected Dwelling Rental Income (Line 06 x Line 07)	276.84	
09	Average Occupancy Percentage	.96	
10	Estimated Dwelling Rental Income (Line 08 x Line 09)	266.02	265.77
NON-DWELLING INCOME:			
11	Interest on General Fund Investments	2.72	
12	Other Income	8.00	
13	Total Non-Dwelling Income (Line 11 plus Line 12)	10.72	
14	TOTAL OPERATING RECEIPTS (Line 10 plus Line 13)	250.08	276.49
OPERATING SUBSIDY CALCULATION			
15	(Income) or Deficit PUM (Line 05 minus Line 14) (See instructions.)	12.611	[39.02]
16	Unit Months Available	1,800	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
LOW-INCOME HOUSING

PHA-OWNED RENTAL HOUSING PERFORMANCE FUNDING SYSTEM
WORKSHEET NUMBER IV: CALCULATING REVISED
ALLOWABLE EXPENSE LEVEL

HOUSING AGENCY
SING AUTHORITY OF THE COUNTY OF SAN MATEO

AC CONTRACT NUMBER
SF-476

SUBMISSION
 Original Revision No.

PART I - UPDATE OF PRIOR YEAR'S ALLOWABLE EXPENSE LEVEL

LINE NO.	DESCRIPTION	PER PHA (PUM)	PER HUD (PUM)
01a	Previous Allowable Expense Level Including Approved Increase, if Any	199.19809	
01b	Increase in Allowable Expense Level During Requested Budget Year	-0-	
02	Enter Line 6, Column 8, Part VII of HUD-52720B	.4029	
03	Combine Lines 01a, 01b, and 02	199.60099	
04	Enter Inflation Factor from HUD-52720B, Worksheet Number II, Part VII, Line 4, Column 8	1.07002	
05	Revised Allowable Expense Level (Line 03 x Line 04)	213.57695	

PART II - TRANSITION FUNDING, IF ANY, FOR REQUESTED BUDGET YEAR
(Lines 07 and 08 to be used only if Line 06 is greater than Line 05)

LINE NO.	DESCRIPTION	PER PHA (PUM)	PER HUD (PUM)
06	Base Year Expense Level		
07	Transition Funding (Line 06 minus Line 05)		
08	Revised Allowable Expense Level Plus Transition Funding (Line 05 plus Line 07)		

FEDERAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 Low-Income Housing
 PHA-OWNED HOUSING HOUSING
 PERFORMANCE FUNDING SYSTEM
 FUNDING FORMULA DATA COLLECTION FORM

SF-476
 Area Served by PHA:
 (Cities or Counties)
 COUNTY OF SAN MATEO
 Population in 1970
 of Area Served (SHSA):
 579,800

HUD USE ONLY

					1-
					6-
					12-
					24-
					36-

Name and Address of Public Housing Agency

SUBMISSION
 Original
 Revision No.

PART I - BEDROOM COMPOSITION AND UNIT MONTHS AVAILABLE

22	23	24-28	29-33	34-38	39-43	44-48	49-53	54-58	59-64	65-71
	Below, fill in the ending dates of the PHA's Fiscal Years:	Number of Dwelling Units by Bedroom Size							Total Dwelling Units	Total Unit Months Available
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6+BR		
1	Current Year	0	30	80	25	15	0	0	150	1,800
2	Requested Yr.	0	30	80	25	15	0	0	150	1,800

PART II - PROJECT AGE, HEIGHT AND NUMBER OF UNITS

22	23-24	ACC Project Number (List All Projects in Operation at End of the Requested Year)	25-29 Year and Month of EIOP	30-31 Height in Stories of Tallest Bldg. in Each Project (See Instruct.)	32-35 Number of Dwelling Units in Project at End of PHA Fiscal Year	36-39
	Line Number		Year Month		Current Yr.	Requested Yr.
3	01	CA 014003	77 50	2	150	150
3	02					
3	03					
3	04					
3	05					
3	06					
3	07					
3	08					
3	09					
3	10					
3	11					
3	12					
3	13					
3	14					
3	15					
3	16					
3	17					
3	18					
3	19					
3	20					

Total Number of Dwelling Units - This Page 150 150
 Grand Total Number of Dwelling Units - All Pages 150 150

1976

Low-Income Housing
 FIA-GRANTED HOUSING
 PERFORMANCE FUNDING SYSTEM
 WORKSHEET NO. I: MULTIPLICATIONS

PUBLIC HOUSING AGENCY COUNTY OF SAN MATEO

AC CONTRACT NUMBER: SF-476

PART I - POPULATION

SUBMISSION
 Original
 Revision No. _____

Line No.	Column 1 1970 Population (From Form HUD-52720)	Column 2 State Population Change Factor (From Form HUD-52723E)	Column 3 Estimated Population at End of Fiscal Yr. (Rounded to Nearest 1000)
D1	Fiscal Year Ending: 6/30/88 Current Year	X -0-	= -0-
D2	6/30/89 Requested Year	X -0-	= -0-

PART II - PROJECT DATA

A. NUMBER OF BEDROOMS

Multiplication Products

Line No.	Multiplication Products								
	Col. 1 0 BR	Col. 2 1 BR	Col. 3 2 BR	Col. 4 3 BR	Col. 5 4 BR	Col. 6 5 BR	Col. 7 6+BR	Col. 8 Total ERS	
D1	Current Year	0	30	160	75	60	0	0	325
D2	Requested Year	0	30	160	75	60	0	0	325

B. EIOP AND HEIGHT

EIOP DATA

Multiplication Products

Col. 1 Col. 2

Line No.	Current Year	Requested Year
D1	11,625	11,625
D2		
D3		
D4		
D5		
D6		
D7		
D8		
D9		
D10		
D11		
D12		
D13		
D14		
D15		
D16		
D17		
D18		
D19		
D20		

HEIGHT OF TALLEST BUILDING

Multiplication Products

Col. 3 Col. 4

Line No.	Current Year	Requested Year
D1	300	300
D2		
D3		
D4		
D5		
D6		
D7		
D8		
D9		
D10		
D11		
D12		
D13		
D14		
D15		
D16		
D17		
D18		
D19		
D20		

Total This Page 11,625

11,625

300

300

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Low-Income Housing

PHA-OWNED RENTAL HOUSING
PERFORMANCE FUNDING SYSTEM

WORKSHEET NO. II: CALCULATIONS OF VARIABLE PRODUCTS AND FORMULA EXPENSE LEVEL

Public Housing Agency HOUSING AUTHORITY OF THE COUNTY OF SAN MATEO				AC Contract No. SF-476		Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
1	2	3	4	5	6	7	8
PART I - POPULATION							
Fiscal Year Ending	Estimated Population at End of Fiscal Year		Multiplier (HUD-52723F)			Equation Products	
	Rounded to Nearest 1000	Divided By 1000				Current Year	Requested Year
Current			X				
Requested			X				
PART II - BEDROOM SIZE							
	Total Bedrooms HUD-52720A	Total Dwelling Units	Average Bedroom Per Unit	Table Values (52723H) Multiplier		Additive Constant	
Current	325	150	= 2.16667	X	26.05973		56.46284
Requested	325	150	= 2.16667	X	26.05973		56.46284
PART III - AVERAGE AGE OF PROJECT BUILDINGS							
A	EIOP Grand Total of Products	Total Dwelling Units	Average EIOP Date	Table Values (52723I) Multiplier		Additive Constant	
Current	11,625	150	= 77.50				
Requested	11,625	150	= 77.50				
B	Fiscal Year Ending Date in Decimals	Average EIOP Date	Average Age of Project Buildings	Table Values (52723I) Multiplier		Additive Constant	
Current	88.50	- 77.50	= 11.00	X	.37656		4.14216
Requested	89.50	- 77.50	= 12.00	X	.37656		4.51872
PART IV - FAIR MARKET RENT							
Current and Requested	Fair Market Rent	Enter Table Value(52723G)				N/A	N/A
PART V - RELATIVE REGIONAL COST							
Current and Requested	RELATIVE REGIONAL COST (HUD-52723C-Col. 3)					179.92189	179.92139
PART VI - AVERAGE BUILDING HEIGHT							
	Height Grand Total of Products	Total Dwelling Units	Average Building Height	Table Value (52723J) Multiplier		Additive Constant	
Current	300	150	= 2	X	4.70343		9.40686
Requested	300	150	= 2	X	4.70343		9.40686
PART VII - CALCULATION OF FORMULA EXPENSE LEVEL							
1	Sum of the Six Products of Columns 7 and 8					249.93375	250.3103
2	Enter formula Expense Level Equation Constant - HUD-52723F					-85.55522	85.5553
3	Combine Line 1 and Line 2					164.37853	164.75497
4	Enter Inflation Factor - HUD-52723E					1.07002	1.07002
5	Multiply Line 3 by Line 4					175.88821	176.29113
6	Subtract Line 5, Column 7 from Line 5, Column 8					Formula Expense Level	.4029

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
LOW-RENT HOUSING PROGRAM
OPERATING BUDGET

Fiscal Year Ending June 30, 19 89

ORIGINAL REVISION NO.

NAME OF LOCAL AUTHORITY:
HOUSING AUTHORITY OF THE COUNTY OF SAN MATEO
LOCALITY:
456 PENINSULA AVENUE
SAN MATEO, CA 94401

TRACT NO. (S): SF-476	PROJECT NO. (S): CA 014003	TYPE OF HUD-ASSISTED PROJECT(S): LHA-Owned-Rental Housing <input checked="" type="checkbox"/> LHA-Leased-Homeownership <input type="checkbox"/> LHA-Leased-Section 23 or 10(c) <input type="checkbox"/> LHA-Conveyed Project <input type="checkbox"/> LHA-Owned-Homeownership <input type="checkbox"/> LHA-Administered Project <input type="checkbox"/>	ACTUALS LAST FISCAL YEAR 15 months 19 87 PUM	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR 19 88 PUM	REQUESTED BUDGET ESTIMATES			
					LHA ESTIMATES		HUD MODIFICATIONS	
					PUM	AMOUNT (To Nearest \$10)	PUM	AMOUNT (To Nearest \$10)
LINE NO.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	
	OTHER EXPENDITURES:							
110	Prior Year Adjustments	-0-	-0-	-0-	-0-			
120	Other Deductions							
130	Total Other Expenditures	-0-	-0-	-0-	-0-			
190	TOTAL OPERATING EXPENDITURES	294.49	289.05	281.04	505,834			
900	RESIDUAL RECEIPTS (OR DEFICIT) BEFORE HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:							
910	Basic Annual Contribution (Leased Project)	(41.20)	(18.13)	(4.32)	(7,755)			
920	RESIDUAL RECEIPTS (OR DEFICIT) BEFORE OTHER HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:							
		(41.20)	(18.13)	(4.32)	(7,755)			
930	OTHER HUD CONTRIBUTIONS							
940	Operating Subsidy	15.45	-0-	-0-	-0-			
950	Special Family Subsidy							
960	Total Other HUD Contributions	15.45	-0-	-0-	-0-			
970	Residual Receipts (or Deficit) before Reserve	(25.75)	(18.13)	(4.32)	(7,755)			
980	Provision for Operating Reserve	(25.75)	(18.13)	(4.32)	(7,755)			
990	Residual Receipts (or Deficit)							

OPERATING RESERVES
FOR A CONTRACT OR PROJECT

LINE NO.	DESCRIPTION	AMOUNT
Part I - Maximum Operating Reserve - End of Current Budget Year		
SECTION A - LHA-OWNED RENTAL HOUSING		
31	One-half (50%) of Line 600 - Column 5 - Form HUD-52564 for a Contract	252,942
SECTION B - LHA-LEASED HOUSING - SECTION 23 OR 10(C)		
32	One-half (50%) of Line 600 - Column 5 - Form HUD-52564 for a Project	
SECTION C - LHA-OWNED OR LEASED HOUSING - HOMEOWNERSHIP		
33	One-half (50%) of Line 600 - Column 5 - Form HUD-52564 for a Project	
34	One-third (33-1/3%) of Line 604 - Column 5 - Form HUD-52564 for a Project	
	Total (Sum of Lines 31 and 34)	
Part II - Provision for and Estimated or Actual Operating Reserves at Year End		
36	Reserve at End of Previous Fiscal Year - Actual June 30, 1987	112,313
37	Provision for Reserve - Current Budget Year - Estimated or Actual June 30, 1988	(32,630)
38	Reserve at End of Current Budget Year - Estimated or Actual June 30, 1988	79,683
39	Provision for Reserve - Requested Budget Year - Estimated June 30, 1989	17,755
40	Reserve at End of Requested Budget Year - Estimated June 30, 1989	71,928

HA APPROVAL:
Maurice Dawson, Executive Director
(Name and Title) *Maurice Dawson* 4/22/88
(Signature) (Date)

SEA OFFICE APPROVAL:
Robert Jones
(Name and Title) Supervisory Housing Management Officer JUN 07 1988
(Signature) (Date)

HOUSING AUTHORITY OF THE COUNTY OF SAN MATEO

264 HARBOR BOULEVARD, BLDG A • BELMONT, CALIFORNIA 94002 • TEL 650-802-3300 • FAX 650-802-3373

June 18, 2002

Joyce Lee, Director
Office of Public Housing
U.S. Department of Housing and Urban Development
450 Golden Gate Avenue, 9APH
Box 36003
San Francisco, CA 94102

Attn: Wilbert Fong

Subject: Operating Subsidy Calculations for FYE 6/30/03.
Operating Fund Project: CA01400102D

Dear Ms. Lee:

Enclosed are an original and three copies of our Operating Subsidy Calculations for FYE 6/30/03 for the Operating Fund Project number CA01400102D. This submission includes:

1. HUD 52723 Operating Fund
2. HUD 52722-A Calculation of Allowable Utilities Expense Level
3. HUD 52728 HA Calculation of Occupancy Percentage for a Requested Budget Year
4. HUD 25266 Operating Budget
5. HUD 52721 Direct Disbursement Payment Schedule Data
6. Certificate of Compliance with Annual Income Reexamination Requirements

The Resolution is not accompanying this submission as it has not been heard by the Board. We expect it to be heard within the next several weeks. As soon as it is we will forward it on to you.

If you have any questions regarding this submission please contact me at 650-802-3398.

Sincerely,

Frank Salmeron

for
Frank Salmeron
Manager of Housing Operations

C: L. Min
enclosures

PHA/IHA Board Resolution

Approving Operating Budget or Calculation of Performance Funding System Operating Subsidy

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

OMB Approval No. 2577-0026 (Exp. 6/30/2001)

Public reporting burden for this collection of information is estimated to average 15 minutes 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. 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.

This information is required by Section 6 (c) (4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Acting on behalf of the Board of Commissioners of the below-named Public Housing Agency (PHA)/Indian Housing Authority (IHA), as its Chairman, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

(date)

- Operating Budget Submitted on: _____
- Operating Budget Revision Submitted on: _____
- Calculation of Operating Fund Subsidy Submitted on: _____
- Revised Calculation of Performance Funding System Submitted on: _____

I certify on behalf of the: (PHA/IHA Name) Housing Authority of the County of San Mateo
that:

1. All regulatory and statutory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The calculation of eligibility for Federal funding is in accordance with the provisions of the regulations;
6. All proposed rental charges and expenditures will be consistent with provisions of law;
7. The PHA/IHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d);
8. The PHA/IHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i) or 24 CFR 905.120(g); and
9. The PHA/IHA will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115 and 905.315.

I hereby certify that all the information stated within, 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)


Board Chairman's Name (type)	Signature	Date
------------------------------	-----------	------

Certification of Compliance with Annual Income Reexamination Requirements

In Accordance with:

24 CFR§990.113 Payments of operating subsidy conditioned upon
reexamination of income of families in occupancy.

This is to certify that Housing Authority of the County of San Mateo is in compliance
with the annual income reexamination requirements and that rents have been or will be
adjusted in accordance with current HUD requirements.



Frank Salmeron



Date

Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing

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

OMB Approval No. 2577-0029 (exp. 10/31/2004)

Section 1

a) Name and Address of Public Housing Agency Housing Authority of the County of San Mateo 264 Harbor Blvd, Bldg A Belmont, CA 94002-4017				b) Budget Submission to HUD required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
				c) Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
d) No. of HA Units	e) Unit Months Available (UMAs)	f) Subject FYE	g) ACC Number	h) Operating Fund Project Number	i) (Reserved)
180	2160	06/30/2003	SF-476	CA01400102D	

Section 2

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
Part A. Allowable Expenses and Additions			
01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	362.50	
02	Part A, Line 01 multiplied by .005	1.81	
03	Delta from form HUD-52720-B, if applicable (see instructions)		
04	"Requested" year units from latest form HUD-52720-A, if applicable (see instructions)	180	
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03 and 05	364.31	
07	Inflation factor	1.056	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	384.80	
09	Transition Funding		
10	Increase to AEL		
11	Allowable utilities expense level from HUD-52722-A	19.25	
12	Actual PUM cost of independent Audit (IA) (Through FYE 6/30/01)	1.39	
13	Costs attributable to deprogrammed units		
14	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)	405.44	
Part B. Dwelling Rental Income			
01	Total rent roll as of: 04/01/2001	\$41,094	
02	Number of occupied units as of rent roll date	102	
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01/Line 02)	\$402.88	
04	Average monthly dwelling rental charge per unit for prior budget year (4/1/00)	\$405.98	
05	Average monthly dwelling rental charge per unit for budget year 2 years ago	\$399.06	
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03 + Line 04 + Line 05) / 3)	\$402.64	
07	50/50 Income split ((Part B, Line 3 + Line 06) / 2)	\$402.76	
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)	402.76	
09	Rental income adjustment factor	1.03	
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)	414.84	
11	Projected occupancy percentage from form HUD-52728	87%	
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)	360.91	
Part C. Non-dwelling Income			
01	Other income	0.00	
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)	360.91	
03	PUM deficit or (income) (Part A, Line 14 minus Part C, Line 02)	44.53	
		Requested by PHA (Whole dollars)	HUD Modifications (Whole dollars)
04	Deficit or (Income) before add-ons (Part C, Line 03 times Section 1, e)	96,182	

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part D. Add-ons for costs attributable to changes in federal law or regulation			
01	FICA contributions	21,671	
02	Unemployment compensation (\$7000 x 1.6% x 19 positions x 38.94%)	829	
03	Family Self Sufficiency Program		
04	Energy Add-On for loan amortization		
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy		
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	102	
10	Employee Units		
11	Police Units		
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)	102	
13	Funding for Resident Participation (Part D, Line 12 x \$25)	2,550	
14	Other approved funding, not listed (Specify in Section 3)		
15	Total add-ons (sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	25,050	
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	121,232	
02	Actual cost of Independent Audit (IA)	3,000	
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (if less than zero, enter zero (0))	121,232	
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years		
02	Addition subject fiscal year operating subsidy eligibility (specify)		
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year		
04	HUD discretionary adjustments		
05	Other (specify)		
06	Other (specify)		
07	Unfunded portion due to proration		
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)		
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)	121,232	
HUD Use Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (must be the same as line 690 of the Operating Budget, form HUD-52564, for the subject fiscal year) Appropriation symbol(s):		
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)		
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)		

Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part H. Calculation of Adjustments for Subject Fiscal Year			
This part is to be completed only after the subject fiscal year has ended			
01	indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> HUD discretionary adjustment (Specify under Section 3)		
02	Utility adjustment from form HUD-52722-B		
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)		
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)		
07	Utility adjustment (enter same amount as Part H, Line 02)		
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)		
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		

Section 3

Remarks (provide part and line numbers)

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 Authorized HA Representative & Date:

Signature of Authorized Field Office Representative & Date:

X Frank Salmeron

X

HA of San Mateo Co

AEL Roll-forward
Fiscal 1989 thru 1992

Fiscal Year Ending 6/30:	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Previous AEL		213.58	234.04	250.50	263.28	279.79	295.25	308.59	310.13	318.54	325.26	329.50	336.78	345.57
Simple Delta (.005)		1.07	1.17	1.25	1.32	1.40	1.48	1.54	1.55	1.59	1.63	1.65	1.68	1.73
Long Delta														1.59
Subtotal		214.64	235.21	251.75	264.60	281.19	296.72	310.13	311.69	320.13	326.88	331.15	338.46	348.88
Inflation Factor		1.05100	1.06500	1.04580	1.05740	1.05000	1.04000	1.00000	1.02200	1.01600	1.00800	1.01700	1.02100	1.03900
Subtotal		225.59	250.50	263.28	279.79	295.25	308.59	310.13	318.54	325.26	329.50	336.78	345.57	362.49
FY89 Insurance Increase		8.45												
Revised AEL	213.58	234.04	250.50	263.28	279.79	295.25	308.59	310.13	318.54	325.26	329.50	336.78	345.57	362.49

Calculation of Allowable Utilities Expense Level

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

OMB Approval No. 2577-0029 (exp. 10/31/2004)

PHA-Owned Rental Housing
Operating Fund

a) Public Housing Agency		b) Operating Fund Project Number		c) New Project Numbers		d) Fiscal Year Ending		f) Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. ()	
HA of Co San Mateo		CA01400102D		14-003		06/30/2003		g) Energy Performance Contract <input type="checkbox"/> h) Utility Rate Incentive <input type="checkbox"/>	
						e) ACC Number			
						SF-476			
Line No.	Description	Unit Months Available	Sewerage and Water Consumption	Electricity Consumption	Gas Consumption	Fuel (Specify type e.g., oil, coal, wood)			
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	
01	UMA and actual consumption for old projects for 12 month period which ended 12 months before the Requested Budget Year.	06/30/2001 1,800	13,314	71,931	975				
02	UMA and actual consumption for old projects for 12 month period which ended 24 months before the Requested Budget Year.	06/30/2000 1,800	12,871	75,435	939				
03	UMA and actual consumption for old projects for 12 month period which ended 36 months before the Requested Budget Year.	06/30/1999 1,800	13,864	77,534	1,277				
04	Accumulated UMA and actual consumption of old projects (sum of lines 01, 02, 03).	5,400	40,049	224,900	3,191				
05	Estimated Unit Months available for old projects for Requested Budget Year.	1,800							
06	Ratio of Unit months available for old projects (line 04 divided by line 05 of column 3)	3							
07	Estimated UMA and consumption for old projects for Requested Budget Year (Each figure on line 04 divided by line 06).	1,800	13,350	74,967	1,064				
08	Estimated UMA and consumption for new projects.	360	1,349	46,453	1,143				
09	Total estimated UMA and consumption for old and new projects for Requested Budget Year (line 07 + line 08).	2,160	14,699	121,420	2,207				
10	Estimated cost of consumption on line 09 for Requested Budget Year (Line 13 times Line 09).	Costs	15,742	24,336	1,511				
11	Total estimated cost for Requested Budget Year (sum of all columns of line 10).	41,589							
12	Est. PUM cost of consumption for Requested Budget Year (Allowable Utilities Expense Level) (Line 11 divided by line 09, col 3)	19.25							
13	Rate		1.07100	0.20043	0.68479				
14	Unit of Consumption		Gallons	kWh	C Cubic Feet				

HA of Co of San Mateo
Utility Consumption Data

	Water Charges	Water Consump	Water Rate	Projected Rate FY03	Gas Charges	Gas Consump	Gas Rate	Projected Rate FY03	Elec Charges	Elec Consump	Projected Rate	Projected Rate FY03
06/30/2001	13030.57	13314	0.9787119	1.07100	1262.83	975	1.2952103	0.68479	7235.46	71931	0.1005889	0.20043
Midway Village	13030.57	13314										
MV Office/Whse					1262.83	975						
MV Office/Whse									4027.5	38311		
10 Jennifer Laundry									1386.64	11767		
26 Cypress Laundry									1821.32	21853		
06/30/2000	11197.87	12871	0.8700078		704.59	939	0.7503621		7233.32	75435	0.0958881	
Midway Village	11197.87	12871	0.8700078									
MV Office/Whse					704.59	939						
MV Office/Whse									4152.3	41994		
10 Jennifer Laundry									1369.76	11821		
26 Cypress Laundry									1711.26	21620		
06/30/1999	10273.89	13864	0.741048		907.16	1277	0.7103837		7502.65	77534	0.0967659	
Midway Village	10273.89	13864	0.741048									
MV Office/Whse					907.16	1277						
MV Office/Whse									4415.74	44083		
10 Jennifer Laundry									1391.47	11999		
26 Cypress Laundry									1695.44	21452		
06/30/1998	11165.28	14137	0.7897913		766.27	1076	0.7121468		7247.58	73870	0.0981126	
Midway Village	11165.28	14137	0.7897913									
MV Office/Whse					766.27	1076						
MV Office/Whse									4152.3	41994		
10 Jennifer Laundry									1376.66	11236		
26 Cypress Laundry									1718.62	20640		

New Project (ECV)

Nine months cons (Jun01-Feb02)		1012				857				34840		
Annualized		1349				1143				46453		

New Rates

Charges (latest month-Apr02)				892.5				65.87				566.94
Consumption (latest month - Apr02)				875				101				2970
Actual Rate (latest month-Apr02)				1.02000				0.65218				0.19089
This Rate to be Used for FY02												
Inflation Rate for FY03				1.05				1.05				1.05
Total - Rate to be Used for FY03				1.07100				0.68479				0.20043

HA Calculation of
Occupancy Percentage
for a Requested Budget Year (RBY)
PHA / IHA - Owned Rental Housing Performance
Funding System (PFS)

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

OMB Approval No. 2577-0066
(EXP. 9/30/2002)

1a. Name and Address of PHA/IHA (include Street Address, City, State, Zip Code) Housing Authority of the County of San Mateo 264 Harbor Blvd, Bldg A Belmont, CA 94002-4017		2a. Contact (Person who can best answer questions about this submission) Frank Salmeron	
		2b. Contact's Phone Number (include area code) (650)280-0334	
3. RBY Beginning Date: (mo/day/yyyy) 07/01/2002	4. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. ()	5. PAS/LOCCS Project Number CA01400102D	6. Report Date (check one box) (mo/day/yyyy) <input checked="" type="checkbox"/> Actual Day 01/01/2002 <input type="checkbox"/> Average for Actual Month
			7. Data Source <input type="checkbox"/> form HUD-51234 <input checked="" type="checkbox"/> Rent Roll Records

Part A. Actual Occupancy Data as of Report Date

8. Units Occupied	123
9. Units Available	180
10. Actual Occupancy Percentage (Divide line 8 by line 9; multiply by 100 and round to nearest whole)	68%

11. If the HA-wide occupancy percentage shown on line 10 is 97% or greater and the HA believes that an average occupancy rate of at least 97% is sustainable for the RBY, then check the box below. You have completed the form and don't need to proceed further.

Stop
&
Note

High Occupancy HA: Occupancy Percentage is 97% or higher and is sustainable for the RBY → Use 97% as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

12. Units vacant as of Report Date (subtract line 8 from line 9 and enter result)	57
---	----

13. If the result on line 12 is five or fewer vacant units and the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on line 12 will be vacant for the full RBY, then check the box below. You have completed the form and do not need to proceed further.

Stop
&
Note

High Occupancy HA with five or fewer vacant units → Use line 10 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part B. Distribution of Actual Vacancies By Major Cause

Given below are circumstances and actions recognized by HUD as possible causes of vacancies that are beyond the control of the HA to correct. If appropriate, please distribute the number of vacant units reported on line 12 among these causes. Attach sheet identified with HA name and address, the RBY beginning date, and ACC number. Use the sheet to describe, for each circumstance; when the circumstance occurred; the location of the units involved; why the circumstance is preventing the HA from occupying, selling, demolishing, rehabilitating, reconstructing, consolidating or modernizing the vacant units; and the likelihood that these circumstances will be mitigated or eliminated in the RBY.

14. Units vacant because of litigation (e.g., units that are being held vacant as part of court-ordered or HUD-approved desegregation plan)	
15. Units vacant because of Federal, Tribal, or State laws of general applicability. (Note: do not include units vacant only because they do not meet minimum construction or habitability standards.) Toxic Waste (see narrative)	44
16. Units vacant due to changing market conditions	
17. Units vacant because of natural disaster	
18. Units vacant because of insufficient funding for otherwise approvable CIAP application	
19. RMC-managed units vacant because of failure of HA to fund approvable request for Federal modernization funding (This line for use only by RMCs)	
20. Units vacant because of casualty loss and need to settle insurance claims	
21. Total Units Vacant Due To Circumstances Beyond The HA's Control (Enter sum of lines 14 - 20)	44
22. Units vacant after adjusting for circumstances beyond the HA's control (Subtract line 21 from line 12)	13

23. If the result on line 22 is five or fewer vacant units and the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on both lines 21 and 22 will be vacant for the full RBY, then check the box below. You have completed the form and do not need to proceed further.

Stop
&
Note

High Occupancy HA with five or fewer vacant units after adjustment for vacancies beyond its control → Use line 10 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

24. Vacancy Percentage after adjusting for beyond control circumstances (Divide line 22 by line 9, multiply by 100, and round to nearest whole)	7%
---	----

25. If the result on line 24 is 3% or less and the HA believes that during the RBY: 1) the inventory (line 9) will not change; and, 2) the number of vacant units on lines 21 and 22 will be vacant for the full RBY, then check the box below. You have completed the form and do not need to proceed further.

Stop
&
Note

High Occupancy HA: 3% or less vacancy rate after adjustment for vacancies beyond control → Use line 10 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part C. Status of Units Undergoing Modernization as of Report Date If changes occur after the Report Date but prior to submission of this form, the most current status will be shown.

	Occupied Units	Vacant Units
26. Protected Units		
a. Number of units that are under modernization construction (contract awarded or force account work started)		
b. Number of units not under construction contract but included in a HUD-approved modernization budget where the time period for placing the units under construction (two FFYs after the FFY of approval) has not yet expired.		
27. Unprotected Units: Number of units included in a HUD-approved modernization budget where the time period for placing the units under construction (two FFYs after FFY of approval) has expired.		

Part D. Units Estimated to be Available for Occupancy During RBY	(a) No. of Units	(b) Avg. No. of Mos. in RBY	(c) No. of Unit Mos. (a x b)
28. Units Available as of Report Date (Enter line 9)	180	12	2,160
29. Additional Units Available During RBY because of Development/Acquisition of PFS-Eligible projects			
30. Units Unavailable During RBY because of Demolition/Disposition/Conversion Actions Approved By HUD			
31. Total (Add lines 28 and 29; subtract line 30)	180		2,160

Part E. Units Estimated to be Occupied During RBY	(a) No. of Units	(b) Avg. No. of Mos. in RBY	(c) No. of Unit Mos. (a x b)
32. Units Occupied as of Report Date (Enter line 8)	133	12	1,596
33. Additional Units Occupied during RBY because of Development/Acquisition of PFS-Eligible Projects			0
34. Reoccupancy during RBY of Units Vacated for Circumstances Beyond the HA's Control	39	7	273
35. Reoccupancy during RBY of Vacant Units in a Funded Modernization Program			
36. Occupied Units in Funded Modernization Program Being Vacated during RBY			
37. Occupied Units Being Vacated during RBY because of Demolition/Disposition/Conversion Actions Approved by HUD. If there are occupied units that become vacant after the Report Date but before the start of the RBY because of circumstances and actions beyond the HA's control, place that number here () and include in total shown on 37. Attach separate sheet with same information requested in Part C.			
38. Total (Add lines 32-35, subtract lines 36 and 37)	172		1,869

Part F. Occupancy Percentage During RBY	
39. Total Unit Months of Occupancy (Enter line 38c)	1,869
40. Total Unit Months Available for Occupancy (Enter line 31c)	2,160
41. Occupancy Percentage for RBY (Divide line 39 by line 40; multiply by 100 and round to nearest whole)	87%
42. Average Number of Vacant Units During RBY (Subtract line 39 from line 40; divide result by 12 and round to nearest whole)	24

43. If the result on line 41 is 97% or higher or if the result on line 42 is five or less, then check the appropriate box

Stop & Note below. You have completed the form and do not need to proceed further.

a. High Occupancy HA: Occupancy Percentage is 97% or higher for the RBY → Use 97% as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

b. High Occupancy HA with five or fewer vacant units → Use line 41 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part G. Vacancy Percentage for RBY Adjusted for Modernization	
44. Total Unit Months of Vacancy in RBY (Enter line 40 less line 39)	291
45. Total Unit Months for Vacant Units In Funded Mod. and Under Construction or Funded for Construction (Sum the vacant units of lines 26a and b; multiply by 12)	0
46. If any of the vacant units on lines 26a or b will be reoccupied during the RBY, enter that number times the average number of months during the RBY these units will be reoccupied.	
47. If any of the occupied units on lines 26a or b will be vacated during the RBY for mod. construction, enter that number times the average number of months during the RBY these units will be vacated.	
48. Total Unit Months for Vacant Units in Funded Mod. And Under Construction or Funded For Construction In RBY (Add line 45; less line 46; plus line 47)	0
49. Total Unit Months of Vacancy in RBY Adjusted for Modernization (Enter line 44 less line 48)	291
50. Vacancy Percentage for RBY Adjusted for Modernization (Divide line 49 by line 40; multiply by 100; and round to nearest whole)	13%
51. Average Number of Vacant Units in RBY Adjusted for Modernization (Divide line 49 by 12; round to nearest whole)	24

52. If the result on line 50 is 3% or lower or if the result on line 51 is five or less, then check the appropriate box

Stop & Note below. You have completed the form and do not need to proceed further.

a. High Occupancy HA: Vacancy Percentage is 3% or less for the RBY after Modernization Adjustment → Use line 41 as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

b. High Occupancy HA: five or fewer vacant units after Modernization Adjustment → Use line 41 for the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part H. Vacancy Percentage for RBY Adjusted for Both Modernization and Beyond Control Circumstances	
53. Total Unit Months of Vacancy in RBY (Enter line 44)	291
54. Total Unit Months of Vacancy in RBY Due to Modernization (Enter line 48)	0
55. Total Unit Months of Vacancy in RBY Due to Beyond Control Vacancies (Enter line 21 times 12; less any entry made on line 34c)	255
56. Total Unit Months of Vacancy After Above Adjustments (Enter line 53 less lines 54 and 55)	36
57. Vacancy Percentage for RBY After Above Adjustments (Divide line 56 by line 40; multiply by 100; and round to nearest whole.)	2%
58. Average Number of Vacant Units in RBY After Above Adjustments (Divide line 56 by 12; round to nearest whole)	3
59. If the result on line 57 is 3% or lower or if the result on line 58 is five or less, then check the appropriate box	
Stop & Note	below. You have completed the form and do not need to proceed further.
<input checked="" type="checkbox"/>	a. High Occupancy HA: Vacancy Percentage is 3% or less for the RBY after Modernization Adjustment → Use line 41 as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723
<input type="checkbox"/>	b. High Occupancy HA: five or fewer vacant units after modernization adjustment → Use line 41 as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723

Part I. Adjustment for Long Term Vacancies		If the HA estimates that it will have a vacancy percentage of more than 3% for its RBY and more than five vacant units after adjusting for vacant units undergoing modernization and vacancies beyond its control, the HA will exclude all of its long-term vacancies (if any) from its count of units available for occupancy and use this section to determine its projected occupancy percentage.	
60. Total Long-term Vacancies (Subtract vacant units shown on lines 21, 26a, and b from line 12. Analyze remaining vacancies and identify those units that have been vacant for more than 12 months as of the Report Date.)			0
61. Unit Months of Vacancy Associated With Long-Term Vacancies (Multiply line 60 by 12)			0
62. Total Unit Months Available for Occupancy in RBY Adjusted for Long-Term Vacancies (Subtract line 61 from line 31(c). Use this UMA number in all other PFS calculations.)			2,160
63. Occupancy Percentage for RBY Adjusted for Long-Term Vacancies (Divide line 38(c) by line 62; multiply by 100 and round to nearest whole)			
64. Average Number of Vacant Units in RBY after All Adjustments (Subtract line 60 from line 58)			3
65. Total Unit Months of Vacancy in RBY after All Adjustments (Subtract line 61 from line 56)			36
66. Vacancy Percentage for RBY Adjusted for Long-Term Vacancies (Divide line 65 by line 62; multiply by 100 and round to nearest whole)			2%
67. If the result on line 63 is 97% or higher or if the result on line 64 is five or less or if the result on line 66 is 3% or less, then check the appropriate box below. You have completed the form and do not need to proceed further.			
Stop & Note			
<input type="checkbox"/>	a. High Occupancy HA: Occupancy Percentage is 97% or higher for the RBY after Long-Term Vacancies Adjustment → Use 97% as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723. Use the UMA result on line 62 in calculating PFS eligibility		
<input type="checkbox"/>	b. High Occupancy HA: Five or fewer vacant units after Adjustment for Long-Term Vacancies → Use line 63 as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723. Use the UMA result on line 62 in calculating PFS eligibility		
<input type="checkbox"/>	c. High Occupancy HA: Vacancy Percentage is 3% or lower for the RBY after Long-Term Vacancies Adjustment → Use line 63 as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723. Use the UMA result on line 62 in calculating PFS eligibility		

Part J. Projected Occupancy Percentages for Low Occupancy HAs		If the HA cannot determine an acceptable Projected Occupancy Percentage for the RBY using the above approach, it will use this section. The HA will use the lower of either 97% or that percentage based on having five units vacant for the RBY. Either percentage can be adjusted for vacant units undergoing modernization construction and vacancies beyond its control. Small HAs of 140 units or less will generally want to use a percentage based on five vacant units.	
68. Enter 97% if HA has more than 140 units. If 140 or fewer units, determine occupancy percentage based on 5 vacant units, for RBY. (Take 60 unit months and divide by line 62; multiply by 100 and round to nearest whole. Subtract result from 100%)			97%
69. Percentage Adjustment for Modernization and Beyond Control Vacancies (Add lines 48 plus 55; divide that sum by line 62; multiply by 100 and round to nearest whole)			
70. Projected Occupancy Percentage for Low Occupancy HA (Take the percentage on line 68 and subtract the percentage shown on line 69. Use the result as the Projected Occupancy Percentage on Part B, line 11 of form HUD-52723. Use the UMA result on line 62 in calculating PFS eligibility)			

Housing Authority of the County of San Mateo

FY03

Reoccupancy of Beyond Control Vacancies

	# Months		Monthly # Units Reoccupied	=	Unit Months
Jan-June 2002	12	X	3	=	36
July 2002	12	X	3	=	36
August 2002	11	X	3	=	33
September 2002	10	X	3	=	30
October 2002	9	X	3	=	27
November 2002	8	X	3	=	24
December 2002	7	X	3	=	21
January 2003	6	X	3	=	18
February 2003	5	X	3	=	15
March 2003	4	X	3	=	12
April 2003	3	X	3	=	9
May 2003	2	X	3	=	6
June 2003	1	X	3	=	3
			<hr style="width: 100%; border: 0.5px solid black;"/>		<hr style="width: 100%; border: 0.5px solid black;"/>
			39		270
	270	/	39	=	6.92

Line 34 form HUD 52728:

Narrative

Housing Authority of the County of San Mateo Beyond Control Vacancies

The Housing Authority of the County of San Mateo (HACSM) is hereby requesting an adjustment to the Occupancy Rate utilized in the calculation of its Low Rent Public Housing Operating Subsidy for fiscal years ending June 30, 2002 and 2003.

The HACSM has significant occupancy problems caused by reasons beyond control of the Authority. In 1991, it was discovered through testing that Toxic Waste was present in the soil within the Midway Village development. The Authority was ordered by the EPA and the California Department of Toxic Substances Control to do remediation, including removal of the affected soil.

During the second phase of soil testing, it was determined that the toxic waste problem was more widespread than originally anticipated, requiring additional work and relocation of residents. This expanded the remediation effort.

The toxic waste necessitated the relocation of residents living at the development. In fact, the Authority was mandated by the California Department of Toxic Substances Control to relocate residents during the remediation work.

Litigation throughout the remediation period also compelled the Authority to allow relocation to *any* residents living at Midway Village. Residents that chose to relocate were offered the choice of Housing Vouchers, or relocation to the HACSM's other Public Housing Development, El Camino Village. During the cleanup, units that were vacated were not reoccupied.

In November of 2001, after the remediation of the toxic soil was completed, the Authority began to market the units in an effort to reoccupy. Outreach efforts began immediately, but have not resulted in full occupancy. In fact, as of January 1, 2001, and 2002, the following was the vacant status at Midway Village:

<u>Midway Village Only:</u>	<u>January 1, 2001</u>	<u>January 1, 2002</u>
Total Number of Units Available	150	150
Total Number of Units Vacant	17	40

The difficulty in reoccupying Midway Village stems from public perception that the property is tainted with toxic waste. This perception inhibits the Authority's ability to re-occupy as quickly as we would like.

For example, the Authority has marketed to Voucher holders who have not been able to find housing. Once the Voucher holders reach the end of their period to find a unit, they have been offered a unit at Midway Village. Hundreds of these families have refused to accept a Midway Village unit.

The waiting list has been opened and we have stepped up marketing and outreach efforts. However, we anticipate that the realistic re-occupancy rate is about 3 families per month.

We therefore respectfully request an adjustment to our fiscal year 2002 and 2003 Operating Fund occupancy percentage to reflect units vacant due to "federal and state law" as well as "changing market conditions". It is against federal and state law to house people in a toxic environment. We were ordered by the California Department of Toxic Substances control to relocate tenants during remediation work. An ongoing market problem ("changing market conditions") exists due to the high level of publicity regarding the toxic soil. Although the property is safe, there is still the perception that the development is environmentally dangerous (possibly still toxic).

We are taking aggressive and positive steps toward overcoming these perceptions, and will continue to conduct marketing and outreach for the Midway Village development to ensure resolution of the occupancy problem as quickly as possible.

We have attached Form HUD-52728, along with supporting data, to reflect the projected occupancy percentage at each of our Public Housing developments.

Housing Authority of the County of San Mateo
 Calculation of Social Security (FICA) Add-On
 For the Fiscal Year Ending 6/30/2003

Section I - Assumptions:	
Requested Budget Year FICA Rate -	7.65%
Base Year FICA Rate (1975) -	5.85%
Requested Budget Year FICA Base -	\$84,900
Base Year FICA Base (1975) -	\$14,100

Section II - Salary Data		
1.	Total Salaries (Actual)	921,564
2.	Total Salaries Chargeable to Public Housing	358,861
3.	Percentage of Total Salaries Chargeable to Public Housing (line 2 / line 1)	38.94%
4.	Salaries Subject to Base Year FICA Base	253,800
5.	Salaries Subject to Requested Budget Year FICA Base	921,564

Section III - Calculation of Add-On Step One		
6.	Requested Budget Year FICA Rate	7.65%
7.	Salaries Subject to Requested Budget Year FICA Base (per HUD-52566)	921,564
8.	Line 6 Multiplied by Line 7	70,500

Section IV - Calculation of Add-On Step Two		
9.	Base Year FICA Rate (1975) -	5.85%
10.	Salaries Subject to Base Year FICA Base (per HUD-52566)	253,800
11.	Line 6 Multiplied by Line 7	14,847

Section V - Allocation to Public Housing		
12.	Gross Add - On (Line 8 Less Line 11)	55,653
13.	Percentage of Total Salaries Chargeable to Public Housing	38.94%
14.	Public Housing Portion of Add-On (Line 12 Multiplied by Line 13)	21,671

Methodology Per HUD Handbook 7475.13, Chapter 6, Section 4

Operating Budget
Schedule of All Positions and Salaries

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

OMB Approval No. 2577-0026 Exp. (10/31/97)

Name of Local Housing Authority HA of the Co of San Mateo		Locality Belmont, CA				Fiscal Year End 30-Jun-03						
Position Title and Name By Organizational Unit and Function		Present Salary Rate As of (date)	Requested Budget Year			Allocation of Salaries by Program						
			Salary Rate	Estimated Payment		Management	Modernization	Section 8 Programs	Other Programs	Salaries Subject to:		Method of Allocation
				No. Months	Amount					RBY FICA Base \$84,900	Base Year FICA Base \$14,100	
(1)	(1a)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Exec Sec			30,728	12	30,728	1,264		25,971	3,493	30,728	14,100	
Admin Sec			51,227	12	51,227	2,106		43,295	5,826	51,227	14,100	
S Pub Svc Asst			18,628	12	18,628	766		15,744	2,118	18,628	14,100	
Asst F.O.			72,669	12	72,669	2,987		61,418	8,264	72,669	14,100	
Pyr/Ben Spec			58,454	12	58,454	2,402		49,404	6,648	58,454	14,100	
I S Coord			26,751	12	26,751	1,099		22,609	3,043	26,751	14,100	
Sr Acct			62,270	12	62,270	2,560		52,969	6,741	62,270	14,100	
Acct II			57,926	12	57,926	2,381		48,957	6,588	57,926	14,100	
Asst to Mgr of Hsg Program Compl Off			74,130	12	74,130	3,047		62,653	8,430	74,130	14,100	
			46,816	12	46,816	1,925		39,568	5,323	46,816	14,100	
Hsg Prog Sup			63,741	12	63,741	47,806			15,935	63,741	14,100	
Secretary			47,684	12	47,684	35,762			11,922	47,684	14,100	
HOS			54,924	12	54,924	41,194			13,730	54,924	14,100	
Res Serv Spec			54,924	12	54,924	41,194			13,730	54,924	14,100	
Sr Maint Spec			51,449	12	51,449	38,587			12,862	51,449	14,100	
Maint Spec II			48,079	12	48,079	36,059			12,020	48,079	14,100	
Maint Spec II			48,079	12	48,079	36,059			12,020	48,079	14,100	
Maint Spec II			48,079	12	48,079	36,059			12,020	48,079	14,100	
Maint Spec II			35,824	12	35,824	26,868			8,956	35,824	14,100	
		0	921,654		921,654	358,861	0	396,617	166,176	921,654	253,800	

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate

Executive Director or Designated Official

Date

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)

Project No.	C A 0 1 4 0 0 1 0 2 D	Fiscal Year End (FYE)	0 6 3 0 0 3
-------------	---	-----------------------	-----------------------

Part VII - Certification of Public Housing Agency/Indian Housing Authority

I certify that all applicable provisions of the Annual Contributions Contract covering the above numbered project(s) have been complied with by this PHA and that this form HUD-52721 and all supporting forms and documentation have been examined by me and to the best of my knowledge and belief are true, correct and complete and in accordance with all applicable HUD regulations and requirements including those relating to cash management.

False Claims statement: Warning: U.S. Code, Title 31, Section 3729, False Claims, provides a civil penalty of not less than \$5,000 and not more than \$10,000, plus 3 times the amount of damages for any person who knowingly presents, or causes to be presented, a false or fraudulent claim; or who knowingly makes, uses or causes to be used, a false record or statement; or conspires to defraud the Government by getting a false or fraudulent claim allowed or paid.

Name of PHA	Housing Authority of the County of San Mateo	Date
-------------	--	------

Signature and Title of Official Authorized to Certify

PHA Comments

HUD Use Only

Field Office Approval		
Field Office Name	Signature and Title of Field Office Official	Date

Field Office Comments

Entered into LOCCS	By <i>Johnson</i>	Date	Time
--------------------	-------------------	------	------