

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE
WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the County of Kern

PHA Number: CA008

PHA Fiscal Year Beginning: July 2000

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
525 Roberts Ln., Bakersfield, CA 93308
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA - **525 Roberts Ln., Bakersfield, CA. 93308**
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is: (state mission here)

The Mission of the Housing Authority of the County of Kern (HACK) is to improve the quality of life for low-income residents in Kern County by providing safe, affordable housing & by assisting residents towards self-sufficiency and home ownership.

B. Goals

goals and objectives listed below are derived from HUD's strategic Goals and Objectives and are emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or own, PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE NEXT 5 YEARS. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the listed objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal:

Expand the supply of assisted housing in Kern County, CA.

Objectives:

Apply for additional rental vouchers: **800 more vouchers, including 150 for families with disabilities.**

Reduce public housing vacancies: **Maintain vacancy rate of under 3%.**

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments: **Construct/obtain 200 additional units.**

Other (list below): **Develop a Section 8 Home Ownership Program.**

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score): **Maintain 'High-Performer' status.**

Improve voucher management: (SEMAP score): **Attain 'Standard-Performer Status.'**

- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: **Fully utilize available capital funds.**
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing: **as provided in the HOPE I Plan.**
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices
- Objectives:
 - Provide voucher mobility counseling: **to all new Section 8 participants & existing participants at re-determination.**
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher home ownership program:
 - Implement public housing or other home ownership programs: **HOPE I Project**
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
- Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements: **Including security fencing, lighting & Neighborhood Watch groups.**
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

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

Objectives:

Increase the number and percentage of employed persons in assisted LIPH families: **by 20% & including the disabled.**

Provide or attract supportive services to improve assistance recipients' employability:

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Other: (list below): **Work in partnership with other agencies to create two more child care centers within the next 5 years.**

Increase Family Self-Sufficiency participation to 300 participants.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing **regardless of race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, marital status, ancestry, & source of income, including those handicaps covered by Section 504 of the Rehabilitation Act of 1973 and its implementing regulations found at 24 CFR 8, 'Non-Discrimination Based on Handicap in Federally-Assisted Programs & HUD Activities.'**

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, **regardless of race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, marital status, ancestry, & source of income.**

_____ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

_____ Other: (list below)

Other PHA Goals and Objectives: (list below)

1. **Achieve & sustain a utilization rate of 98% in the Section 8 Program.**
2. **Acquire a larger, more customer-friendly Central Housing Authority building (by 12/31/04).**

Annual PHA Plan
PHA Fiscal Year 2000
 [24 CFR Part 903.7]

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major activities and discretionary policies the PHA has included in the Annual Plan.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:
 a Admissions Policy for

Deconcentration

- b FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- c PHA Management Organizational Chart
- d FY 2000 Capital Fund Program 5 Year Action Plan
- e Public Housing Drug Elimination Program (PHDEP) Plan
- f Definitions of *Substantial Deviation & Significant Amendment or Modification*
- g Pet Policy
- h Civil Rights Certification
- i Certification of Compliance
- j Consistency with Consolidated Plan
- k Certification of Drug-Free Workplace
- l Certification of Payments to Influence Federal Transactions
- m Disclosure of Lobbying Activity
- n Comments to Agency Plan
- n Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to program activities conducted by the PHA.

| List of Supporting Documents Available for Review | | |
|---|---------------------|---------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | | |

List of Supporting Documents Available for Review

| Applicable & On Display | Supporting Document | Applicable Plan Component |
|------------------------------------|---|--|
| X | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| X | Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans |
| X | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources; |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 18. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| X | Section 8 rent determination (payment standard) policies | Annual Plan: Rent |

List of Supporting Documents Available for Review

| Applicable & On Display | Supporting Document | Applicable Plan Component |
|-------------------------|---|---|
| | X check here if included in Section 8 Administrative Plan | Determination |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures X check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| X | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| X | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |
| | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| X | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| X | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| X | Approved or submitted public housing home ownership programs/plans | Annual Plan: Home ownership |
| | Policies governing any Section 8 Home ownership program check here if included in the Section 8 Administrative Plan | Annual Plan: Home ownership |
| X | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self-Sufficiency |
| X | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| X | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| X | The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) | Annual Plan: Safety and Crime Prevention |

List of Supporting Documents Available for Review

| Applicable & On Display | Supporting Document | Applicable Plan Component |
|-------------------------|--|---------------------------|
| X | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, or other data available to the PHA, provide a statement of the housing needs in the jurisdiction completing the following table. In the "Overall" Needs column, provide the estimated number of families that have housing needs. For the remaining characteristics, rate the impact of that characteristic on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can complete this assessment.

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|--|--|--------------------|----------|----------|--------------------|----------|----------|
| Family Type | O v e r a l l | Afford- ability | Supply | Quality | Access- ability | Size | Location |
| Income <= 30% of AMI | 10,407 | 5 | 3 | 3 | 4 | 4 | 4 |
| Income >30% but <=50% of AMI | 12,301 | 5 | 3 | 3 | 4 | 4 | 4 |
| Income >50% but <80% of AMI | 9,369 | 3 | 3 | 2 | 3 | 3 | 3 |
| Elderly | 4,460 | 5 | 4 | 3 | 4 | 4 | 4 |
| Families with Disabilities | 33,416 | 5 | 5 | 3 | 5 | 4 | 3 |
| Race/Ethnicity Black | 3,095 | 5 | 4 | 2 | 4 | 3 | 2 |
| Race/Ethnicity Hispanic | 10,551 | 5 | 4 | 2 | 3 | 4 | 3 |
| Race/Ethnicity Asian | 300 | 5 | 4 | 2 | 2 | 2 | 2 |
| Race/Ethnicity White | 20,567 | 5 | 4 | 2 | 2 | 3 | 2 |
| N a t i v e A m e r i c a n | 191 | 5 | 4 | 2 | 3 | 3 | 2 |

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

Consolidated Plan of the Jurisdiction(s)

Indicate year: **County: FY 2000-01 thru FY 2004-05;**
City: FY 2000-2005

U.S. Census data: the Comprehensive Housing Affordability Strategy ('CHAS') dataset

American Housing Survey data

Indicate year: _____

Other housing market study

Indicate year: _____

Other sources: (list and indicate year of information)

1. Assessment of Residential Care Needs for the Adult Mentally Ill in Kern County (1994)
2. Housing Continuum Needs Assessment (1997)

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Complete the housing needs of the families on the PHA's waiting list/s. **Complete one table for each PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

| | # of families | % of total families | Annual Turnover |
|---|--------------------|---------------------|-----------------|
| Waiting list total | 1,240 | | 784 |
| Extremely low income <=30% AMI | 724 | 58.4% | |
| Very low income (>30% but <=50% AMI) | 432 | 34.8% | |
| Low income (>50% but <80% AMI) | 84 | 6.8% | |
| Families with children | 1,037 | 83.6% | |
| Elderly families | 53 | 4.3% | |
| Families with Disabilities | 150 | 12.1% | |
| Race/ethnicity-white | 1/1=438 1/2=330 | 35.3% 26.6% | |
| Race/ethnicity-black | 2/1=15 2/2=412 | 1.2% 33.2% | |
| Race/ethnicity American Indian | 3/1=1 3/2=15 | 0.1% 1.2% | |
| Race/ethnicity Asian | 4/1=15 4/2=14 | 1.2% 1.2% | |
| /1=Hispanic /2=Non-Hispanic | | | |
| Characteristics by Bedroom Size (Public Housing Only) | Not Available | Not Available | Not Available |
| 1BR | | | |
| 2 BR | | | |
| 3 BR | | | |
| 4 BR | | | |
| 5 BR | | | |
| 5+ BR | | | |

Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed? **31 months**

Does the PHA expect to reopen the list in the PHA Plan year? ___ No X Yes

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

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Complete the housing needs of the families on the PHA's waiting list/s. **Complete one table for each PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

___ Section 8 tenant-based assistance

X Public Housing

___ Combined Section 8 and Public Housing

___ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

| | # of families | % of total families | Annual Turnover |
|--------------------------------------|----------------------|---------------------|-----------------|
| Waiting list total | 2,409 | | 620 |
| Extremely low income <=30% AMI | 1,657 | 69% | |
| Very low income (>30% but <=50% AMI) | 623 | 26% | |
| Low income (>50% but <80% AMI) | 129 | 5% | |
| Families with children | 1,916 | 80% | |
| Elderly families | 73 | 3% | |
| Families with Disabilities | 420 | 17% | |
| Race/ethnicity- white | 1/1=1,250 1/2=545 | 51.9% 22.6% | |
| Race/ethnicity- black | 2/1= 29 2/2=462 | 1.27% 19.2% | |
| Race/ethnicity American Indian | 3/1=49 3/2=27 | 2% 1.1% | |

Housing Needs of Families on the Waiting List

| | | | |
|--|-------------------|---------------------|--|
| Race/ethnicity Asian | 4/1=7 4/2=40 | 0.3% 1.7% | |
| /1=Hispanic | /2=Non-Hispanic | | |
| Characteristics by Bedroom Size (Public Housing Only) | # of Families | % of Total Families | |
| 1BR | 316 | 33% | |
| 2 BR | 276 | 29% | |
| 3 BR | 273 | 29% | |
| 4 BR | 92 | 9% | |
| 5 BR | | | |
| 5+ BR | | | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No Yes | | | |
| If yes: | | | |
| How long has it been closed? | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? ___ No ___ Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ___No ___ Yes | | | |

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in your jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for using this strategy.

(1) Strategies
Need: Shortage of

affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ___ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ___ Reduce turnover time for vacated public housing units
- ___ Reduce time to renovate public housing units
- ___ Seek replacement of public housing units lost to the inventory through mixed finance development
- ___ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ___ Maintain or increase Section 8 lease-up rates by establishing payment standards

that will enable families to rent throughout the jurisdiction

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below): **Will meet federal targeting requirements in LIPH & Section 8**

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

B. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other:
Work in partnership with other housing agencies to develop senior housing.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing. **Provide ‘reasonable accommodation’ to persons with handicaps covered by Section 504 of the Rehabilitation Act and its implementing regulations. ‘Reasonable accommodation’ will include: Program accessibility (allow eligible people with disabilities to participate in and benefit from programs to the same extent that people without disabilities do so); Physical accessibility (as much as practicable, allow people with disabilities to enter, use, and enjoy property under control of the Housing Authority); and Integration of people with disabilities with other non-disabled persons, unless there is no other reasonable choice.**
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the 1 year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|---|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2000 grants) | | |
| a) Public Housing Operating Fund | \$ 1,593,605 | Operation of Public Housing Program |
| b) Public Housing Capital Fund | 2,100,256 | (see Capital Fund Plan) |
| c) HOPE VI Revitalization | 0 | |
| d) HOPE VI Demolition | 0 | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 12,904,017 | Administration & Payments to Landlords in Section 8 |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | 219,281 | (See PHDEP Plan) |
| g) Resident Opportunity and Self- | | |

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|---|
| Sources | Planned \$ | Planned Uses |
| Sufficiency Grants | 0 | |
| h) Community Development Block Grant | 0 | |
| i) HOME | 0 | |
| Other Federal Grants (list below) | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| a. Public Housing Capital Funds | 770,315 | Modernization & improvements for public housing units |
| b. Public Housing Drug Elimination Grant | 191,001 | As outlined in PHDEP Plan |
| c. HOPE I Implementation Grant | 1,678,949 | Home Ownership Program |
| d. Family Self-Sufficiency Program Grant (FSSP) | 15,000 | Family Self-Sufficiency Coordinator |
| 3. Public Housing Dwelling Rental Income | | |
| Estimated 7/1/00-6/30/01 | 2,279,142 | Operation of Public Housing Program |
| 4. Other income (list below) | | |
| Non-Dwelling Rental, Interest & Sales/Service | 86,260 | Operation of Public Housing Program |
| 4. Non-federal sources (list below) | | |
| N/A | | |
| Total resources | 21,837,826 | |
| | | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.79 (c)]

A. Public Housing

Options: PHAs that do not administer public housing are not required to complete component 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: **15**
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe)

c. Yes ___ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes ___ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes ___ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
___ Sub-jurisdictional lists
___ Site-based waiting lists
___ Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
 PHA development site management office
___ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection

(3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ___ Yes ___ No: Are any or all of the PHA ' s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ___ Yes ___ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

a. Preferences

1. Yes ___ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If 'no' is selected, skip to subsection **(5) Occupancy**)

1. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ___ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ___ Victims of domestic violence
- ___ Substandard housing
- ___ Homelessness
- ___ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ___ Working families and those unable to work because of age or disability
- ___ Veterans and veterans' families
- ___ Residents who live and/or work in the jurisdiction
- ___ Those enrolled currently in educational, training, or upward mobility programs
- ___ Households that contribute to meeting income goals (broad range of incomes)
- ___ Households that contribute to meeting income requirements (targeting)
- ___ Those previously enrolled in educational, training, or upward mobility programs
- ___ Victims of reprisals or hate crimes
- ___ Other preference(s) (list below):
Move-ins mandated by court order Fair Housing & Equal Opportunity issues & Elderly households.

3. If the PHA will employ admissions preferences, please prioritize by placing a '1' in the space that represents your first priority, a '2' in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use '1' more than once, '2' more than once, etc.

___ Date and Time

Former Federal preferences:

- ___ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ___ Victims of domestic violence

- 5 Substandard housing
- 5 Homelessness
- 5 High rent burden

Other preferences (select all that apply)

- 6 Working families and those unable to work because of age or disability
- 3 Veterans and veterans ' families
- 1 Residents who live and/or work in the jurisdiction
- 6 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- 4 **Disabled**
- 4 **Elderly** Households

4. Relationship of preferences to income targeting requirements:

- X The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- X The PHA-resident lease
- X The PHA ' s Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- X Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes X No: Did the PHA ' s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the

need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to 'b' was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists

If selected, list targeted developments below:

Employing waiting list 'skipping' to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to 'd.' was yes, how would you describe these changes? (select all that apply): **N/A: Results of analysis did not indicate a need for such efforts.**

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

Options: PHAs that do not administer section 8 are not required to complete sub-component

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening

conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

Landlord references, credit history verification.

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below): **Previous landlord references, claims, & Notice of Terminations (if requested).**

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below): **At satellite offices during periods Waiting List is**

opened.

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Generally, when the applicant was unable to search for a portion of, or all of the original 60 days due to circumstances beyond his/her control (i.e., illness).

(4) Admissions Preferences

- a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below): **the Disabled.**

3. If the PHA will employ admissions preferences, please prioritize by placing a '1' in the space that represents your first priority, a '2' in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use '1' more than once, '2' more than once, etc.

Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 5 Substandard housing
- 5 Homelessness
- 5 High rent burden

Other preferences (select all that apply):

- 6 Working families and those unable to work because of age or disability
- 3 Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- 6 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 2 Victims of reprisals or hate crimes
- 4 Other preference(s) (list below): **The elderly**
- 4 **The disabled.**

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for 'residents who live and/or work in the jurisdiction' (select one)

- This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

a. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

Through published notices

Other (list below): **Through contact with local government health agencies & various non-profits which, as their mission, work with the special needs clientele.**

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Options: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based

Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

_____ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- _____ \$0
- _____ \$1-\$25
- X \$26-\$50

2. _____ Yes X No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

a. Rents set at less than 30% than adjusted income

1. _____ Yes X No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

_____ For the earned income of a previously unemployed household member
_____ For increases in earned income
_____ Fixed amount (other than general rent-setting policy)
 If yes, state amount/s and circumstances below:

_____ Fixed percentage (other than general rent-setting policy)
 If yes, state percentage/s and circumstances below:

- _____ For household heads
- _____ For other family members
- _____ For transportation expenses
- _____ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- _____ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
 Yes but only for some developments
 No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
 For all general occupancy developments (not elderly or disabled or elderly only)
 For specified general occupancy developments
 For certain parts of developments; e.g., the high-rise portion
 For certain size units; e.g., larger bedroom sizes
 Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
 Fair market rents (FMR)
 95th percentile rents
 75 percent of operating costs
 100 percent of operating costs for general occupancy (family) developments
 Operating costs plus debt service
 The ?rental value? of the unit
 Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
 At family option
 Any time the family experiences an income increase
 Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
 Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month

disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Options: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply): **N/A**

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually

____ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

Success rates of assisted families

Rent burdens of assisted families

____ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA ' s minimum rent? (select one)

____ \$0

____ \$1-\$25

\$26-\$50

b. ____ Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

ptions from Component 5: High performing and small PHAs are not required to complete this ion. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management

Structure

cribe the PHA?s management structure and organization. (select one)

An organization chart showing the PHA ' s management structure and organization is attached.

____ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of upcoming fiscal year, and expected turnover in each. (Use ?NA? to indicate that the PHA does operate any of the programs listed below.)

| Program Name | Units or Families Served at Year Beginning | Expected Turnover |
|------------------------|--|-------------------|
| Public Housing | | |
| Section 8 Vouchers | | |
| Section 8 Certificates | | |

| | | |
|---|--|--|
| Section 8 Mod Rehab | | |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | | |
| Public Housing Drug Elimination Program (PHDEP) | | |
| | | |
| Other Federal Programs(list individually) | | |
| | | |
| | | |

Management and Maintenance Policies

the PHA's public housing management and maintenance policy documents, manuals and books that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention and eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

24 CFR Part 903.79 (f)]

Options from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

Section 8 Tenant-Based Assistance

Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

PHA main administrative office

Other (list below)

Capital Improvement Needs

[CFR Part 903.79 (g)]

Options from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

Options from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social sustainability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

The Capital Fund Program Annual Statement is

provided as an attachment to the PHA Plan at Attachment (state name): **See attachment: CA008b01-05**

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

Optional 5-Year Action Plan

PHAs are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

Is the PHA providing an Optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to

the PHA Plan at Attachment (state name): **See attachment CA008d01-11.**

____ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

HOPE VI and Public Housing Development and Replacement Activities (Non-pital Fund)

licability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

____ Yes ____ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current

status)

- ____ Revitalization Plan under development
- ____ Revitalization Plan submitted, pending approval
- ____ Revitalization Plan approved
- ____ Activities pursuant to an approved Revitalization Plan

underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

Yes ____ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Replacement housing for the HOPE I Program will utilize a mixed-finance approach. HACK intends to replace 16 units in Delano & 60 housing units in McFarland.

Yes ____ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below: **Replacement housing for HOPE I Project in Bakersfield.**

8. Demolition and Disposition

CFR Part 903.79 (h)]

applicability of component 8: Section 8 only PHAs are not required to complete this section.

Yes **No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If 'No', skip to component 9; if 'yes', complete one activity description for each development.)**

Activity Description

Yes **No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If 'yes', skip to component 9. If 'No', complete the Activity Description table below.)**

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Monte Vista |
| 1b. Development (project) number: CA008004 |
| 2. Activity type: <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition |
| 3. Application status (select one) <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date application approved, submitted, or planned for submission: 12/13/99 |
| 5. Number of units affected: 0 Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development: Approximately 1 acre of excess land. <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: 1 month from approval. b. Projected end date of activity: 1 month from approval. |

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Oro Vista |

| |
|--|
| 1b. Development (project) number: CA008006-A |
| 2. Activity type: <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Disposition |
| 3. Application status (select one) <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date application approved, submitted, or planned for submission: 9/28/98 |
| 5. Number of units affected: 8 Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development: <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: 3/1/00 b. Projected end date of activity: 6/30/00 |

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

CFR Part 903.7 9 (i)]

Options from Component 9; Section 8 only PHAs are not required to complete this section.

Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If 'No', skip to component 10. If 'yes', complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If 'yes', skip to component 10. If 'No', complete the Activity Description table below.

| |
|--|
| Designation of Public Housing Activity Description |
| 1a. Development name: Plaza Towers & Plaza Towers Annex |
| 1b. Development (project) number: CA008PO14 & CA008P015 |

| |
|---|
| 2. Designation type: <input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities |
| 3. Application status (select one) <input checked="" type="checkbox"/> Approved; included in the PHA ' s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date this designation approved, submitted, or planned for submission: 10/19/98 |
| 5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 6. . Number of units affected: 150 (90 at Plaza Towers & 60 at PT Annex) |
| 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

10. Conversion of Public Housing to Tenant-Based Assistance

CFR Part 903.79(j)]

ptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to Section 202 of the HUD FY 1996 HUD Appropriations Act

Yes No: Have any of the PHA ' s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If ' No ' , skip to component 11; if ' yes ' , complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If ' yes ' , skip to component 11. If ' No ' , complete the Activity Description table below.

| Conversion of Public Housing Activity Description |
|--|
| 1a. Development name: |

| |
|---|
| 1b. Development (project) number: |
| 2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below) |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.) |
| 4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway |
| 5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below) |

Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

Homeownership Programs Administered by the PHA

CFR Part 903.7 9 (k)]

Public Housing

ptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If 'No', skip to component 11B; if 'yes', complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

| Public Housing Homeownership Activity Description (Complete one for each development affected) |
|---|
| 1a. Development name: Oro Vista 1b. Development (project) number: CA008-06A |
| 2. Federal Program authority: <input checked="" type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA ' s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>01/09/95</u> |
| 5. Number of units affected: 92 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

| Public Housing Homeownership Activity Description (Complete one for each development affected) |
|--|
| 1a. Development name: Rosa Vista 1b. Development (project) number: CA008-09 |
| 2. Federal Program authority: <input checked="" type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) |

| |
|---|
| <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA ' s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>01/09/95</u> |
| 5. Number of units affected: 60 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

| |
|---|
| Public Housing Homeownership Activity Description (Complete one for each development affected) |
| 1a. Development name: Vina Vista 1b. Development (project) number: CA008-08 |
| 2. Federal Program authority: <input checked="" type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA ' s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>01/09/95</u> |
| 5. Number of units affected: 16 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |

Section 8 Tenant Based Assistance

X1. ___ Yes ___ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If 'No', skip to component 12; if 'yes', describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

Program Description:

Size of Program

___ Yes ___ No: Will the PHA limit the number of families participating in the section 8 homeownership program?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ___ 25 or fewer participants
- ___ 26 - 50 participants
- ___ 51 to 100 participants
- ___ more than 100 participants

PHA-established eligibility criteria

___ Yes ___ No: Will the PHA's program have eligibility criteria for participation in its Section 8 homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

CFR Part 903.79 (1)

Exemptions from Component 12: High performing and small PHAs are not required to complete component. Section 8-Only PHAs are not required to complete sub-component C. **in with the Welfare (NF) Agency**

Cooperative agreements:

___ Yes ___ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ___ Client referrals
- ___ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ___ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If ?yes?, complete the following table; if ?no? skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

| Services and Programs | | | | |
|--|----------------|--|--|---|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/other) | Access (development office / PHA main office / other provider name) | Eligibility (public housing or section 8 participants or both) |
| | | | | |
| | | | | |
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Family Self Sufficiency program/s

Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|--|--|--|
| Program | Required Number of Participants (start of FY 2000 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing | | |
| Section 8 | | |

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

| |
|--|
| Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937 |
|--|

PHA Safety and Crime Prevention Measures

Options from Component 13: High performing and small PHAs not participating in PHDEP and
Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are **to ensure the**
participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-**ing residents**
Component D.

1. Describe the need for measures to ensure the safety of public housing residents
(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed in and around public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next A fiscal year

List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

Coordination between PHA and the police

Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
 - Police provide crime data to housing authority staff for analysis and action
 - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - Police regularly testify in and otherwise support eviction cases
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

Additional information as required by PHDEP/PHDEP Plan

As eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: **Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?**

Yes No: **This PHDEP Plan is an Attachment. (Attachment Filename: CA008e01-07)**

RESERVED FOR PET POLICY See Attachment: CA008g02-03

Civil Rights Certifications

[CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and related Regulations. **See attachment: CA008h01-02**

Fiscal Audit

CFR Part 903.7 9 (p)]

Yes ___ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)

Yes ___ No: Was the most recent fiscal audit submitted to HUD?

Yes ___ No: Were there any findings as the result of that audit?

___ Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ___

___ Yes ___ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

PHA Asset Management

CFR Part 903.7 9 (q)]

ptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component. Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- ___ Not applicable
- ___ Private management
- ___ Development-based accounting
- ___ Comprehensive stock assessment
- ___ Other: (list below)

___ Yes ___ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

Other Information

CFR Part 903.7 9 (r)]

Resident Advisory Board Recommendations

Yes ___ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, the comments are: (if comments were received, the PHA **MUST** select one)

___ Attached at Attachment: **CA008n19**

___ Provided below:

In what manner did the PHA address those comments? (select all that apply)

Considered comments but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

Description of Election process for Residents on the PHA Board

Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list):

Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list): **Kern County Board of Supervisors**

Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

jurisdiction: **The**

County of Kern

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

All.

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The County of Kern's Community Development Program Department is contributing funding for the rehabilitation of USDA-Shafter units (\$1.7M) and Transitional Housing for Emancipated Foster Youth (\$266,000).

Statement of Consistency with the Consolidated Plan

each applicable Consolidated Plan, make the following statement (copy questions as many times necessary).

jurisdiction: **The City of Bakersfield**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

All.

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of Bakersfield's Community Development Department is contributing \$1.3M in HOME Redevelopment funding for a mixed finance development.

Other Information Required by HUD

this section to provide any additional information requested by HUD.

Not applicable.

Attachments

this section to provide any additional attachments referenced in the Plans.

See Attachments referenced in the Plans.

| | |
|--|-----------------|
| CK's Admissions Policy for Deconcentration: | CA008a01-03 |
| 2000 Capital Fund Program - Annual Statement: | CA008b01-05 |
| CK's Management Organizational Chart: | CA008c01-02 |
| 2000 Capital Fund Program - 5-Year Action Plan: | CA008d01-11 |
| Public Housing Drug Elimination Program (PHDEP Plan): | CA008e01-07 |
| Definitions of 'Substantial Deviation' & 'Significant Amendment or Modification': | CA008f01- 02 |
| Pet Policy: | |
| CA008g01-5 | |
| Equal Rights Certification: | CA008h01-02 |
| Form HUD-50075, Certification of Compliance with the Agency's Plan & Related Regulations; Board Resolution No. 1732: | CA008i01-06 |
| Form HUD-50075, Consistency with Consolidated Plan: | CA008j01-04 |
| Form HUD-50070, Certification for a Drug-Free Workplace: | CA008k01-02 |
| Form HUD-50071, Certification of Payments to Influence Federal Transactions: | CA008l01-02 |
| Standard Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities | CA008m01-02 |
| Comments to HACK's Agency Plan: | CA008n01-19 |

v. 4/13/00

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PHA Plan Table Library

**Component 7
Capital Fund**

Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

| Line No. | Summary by Development Account | Total Estimated Cost |
|----------|---|-------------------------|
| 1 | Total Non-CGP Funds | |
| 2 | 1406 Operations | |
| 3 | 1408 Management Improvements | |
| 4 | 1410 Administration | |
| 5 | 1411 Audit | |
| 6 | 1415 Liquidated Damages | |
| 7 | 1430 Fees and Costs | |
| 8 | 1440 Site Acquisition | |
| 9 | 1450 Site Improvement | |
| 10 | 1460 Dwelling Structures | |
| 11 | 1465.1 Dwelling Equipment-Nonexpendable | |
| 12 | 1470 Nondwelling Structures | |
| 13 | 1475 Nondwelling Equipment | |
| 14 | 1485 Demolition | |
| 15 | 1490 Replacement Reserve | |
| 16 | 1492 Moving to Work Demonstration | |
| 17 | 1495.1 Relocation Costs | |
| 18 | 1498 Mod Used for Development | |
| 19 | 1502 Contingency | |
| 20 | Amount of Annual Grant (Sum of lines 2-19) | |
| 21 | Amount of line 20 Related to LBP Activities | |
| 22 | Amount of line 20 Related to Section 504 Compliance | |
| 23 | Amount of line 20 Related to Security | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | |

Annual Statement Capital Fund Program (CFP) Part II: Supporting Table

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Total Estimated Cost |
|--|---|----------------------------------|----------------------------|
| | | | |

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

| Development Number/Name HA-Wide Activities | All Funds Obligated (Quarter Ending Date) | All Funds Expended (Quarter Ending Date) |
|--|--|---|
| | | |

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables | | | | |
|--|---|---------------------|----------------------------|-------------------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| | | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| | | | | |
| Total estimated cost over next 5 years | | | | |

**HOUSING AUTHORITY OF THE COUNTY OF KERN
(HACK)**

Agency Code: (PHA #): CA008

**525 Roberts Lane, Bakersfield, CA 93308
tel.: (661) 393-2150; fax: (661) 393-3255
Web site: www.housingauthoritykernco.com**

ATTACHMENT DOCUMENT

to the

SUBMISSION of HACK'S AGENCY PLAN

(5-Year Plan for Fiscal Years 2000-2004 & Annual Plan for Fiscal Year 2000)

FOR HUD

April 13, 2000

CA008a01

**HACK'S ADMISSIONS POLICY
FOR DECONCENTRATION**

3-5 Deconcentration of Poverty and Income Mixing in Public Housing

Under the Quality Housing and Work Responsibility Act of 1998, the HACK is required to administer all housing programs in a manner that promotes the purpose and intent of the initiative. A provision of this Act requires HACK to facilitate mixed income communities and decrease concentrations of poverty in public housing.

HACK will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement. The worksheet for the analysis can be found in Appendix X.

3-5(A)

To the extent necessary to obtain a mix of incomes at each development, HACK has the option to skip over families on the waiting list who do not wish to live at the site where most incomes are either significantly higher or significantly lower than that of the family. This will be accomplished in a uniform and non-discriminating manner.

3-5(B)

When necessary to accomplish the deconcentration of poverty and income mixing objectives, HACK may offer incentives to eligible families having higher incomes to occupy a dwelling unit in developments predominantly occupied by families having lower incomes, and provide for occupancy of eligible families having lower incomes in developments predominantly occupied by families with higher incomes.

3-5(C)

Incentives provided by HACK may include but are not limited to the following:

- a. Income based rent structure
- b. Flat rents
- c. Ceiling rents
- d. Local preferences
- e. FSS program opportunities

Incentives will always be provided in a consistent and non-discriminating manner.

3-5 (D)

An applicant-family has the sole discretion in determining whether to accept the incentive(s) offered. HACK may not take any adverse action toward any eligible family for choosing not to accept an incentive and/or unit as described above. In any instance where an applicant rejects the incentive or accompanying unit, the applicant shall retain his/her position on the waiting list and be offered the next available, suitable unit.

CA008b01

FY 2000 CAPITAL FUND PROGRAM

ANNUAL STATEMENT

Component 7
Capital Fund Program Annual Statement
Parts I, II, and III

Annual Statement**Capital Fund Program (CFP)****Part I: Summary**Capital Fund Grant Number **CA16P008709**FFY of Grant Approval: **07/01/00** Original Annual Statement

| Line No. | Summary by Development Account | | Total Estimated Cost |
|----------|---|----------------------------------|----------------------|
| 1 | Total Non-CGP Funds | | |
| 2 | 1406 | Operations | 26,500 |
| 3 | 1408 | Management Improvements | 175,750 |
| 4 | 1410 | Administration | 184,754 |
| 5 | 1411 | Audit | |
| 6 | 1415 | Liquidated Damages | |
| 7 | 1430 | Fees and Costs | 184,000 |
| 8 | 1440 | Site Acquisition | |
| 9 | 1450 | Site Improvement | 50,000 |
| 10 | 1460 | Dwelling Structures | 1,488,311 |
| 11 | 1465.1 | Dwelling Equipment-Nonexpendable | |
| 12 | 1470 | Nondwelling Structures | |
| 13 | 1475 | Nondwelling Equipment | 20,000 |
| 14 | 1485 | Demolition | |
| 15 | 1490 | Replacement Reserve | |
| 16 | 1492 | Moving to Work Demonstration | |
| 17 | 1495.1 | Relocation Costs | 5,000 |
| 18 | 1498 | Mod Used for Development | |
| 19 | 1502 | Contingency | 100,000 |
| 20 | Amount of Annual Grant (Sum of lines 2-19) | | 2,234,315 |
| 21 | Amount of line 20 Related to LBP Activities | | |
| 22 | Amount of line 20 Related to Section 504 Compliance | | |
| 23 | Amount of line 20 Related to Security | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | | |

Annual Statement
Capital Fund Program (CFP)

Part II: Supporting Table

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Total Estimated Cost |
|---|---|----------------------------|----------------------|
| 1) PHA Wide | Operations | 1406 | 26,500 |
| 2) PHA Wide | Management Improvements | 1408 | |
| | a) Job Training-Section 3 | | 70,216 |
| | b) LIPH-Training | | 7,500 |
| | c) Consultants-Training | | 7,500 |
| | d) Resident Initiatives | | 12,000 |
| | e) Computer Software | | 5,000 |
| | f) Technical Support | | 73,534 |
| 3) PHA Wide | Administration | 1410 | 184,754 |
| 4) PHA Wide | Fee's & Cost | 1430.01 | 20,000 |
| | Inspection Cost | 1430.07 | 164,000 |
| 5) PHA Wide | Site Improvements | 1450 | 50,000 |
| 6) PHA Wide | Energy Performance Contract | 1460 | 101,000 |
| 7) CAL 8-6B, Little Village | LBP Abatement & Modernization & Security Fencing | 1460 | 852,463 |
| 8) CAL 8-7, Terra Vista | Window Replacement & Exterior Facade | 1460 | 170,000 |
| 9) CAL 8-2 Adelante Vista | R/R Windows, Security Fencing & Lighting, and Change Exterior Facade | 1460 | 150,000 |
| 10) CAL 8-3 Valle Vista | Window Replacement & Exterior Facade | 1460 | 214,848 |
| 11) PHA Wide | Non-Dwelling Equipment | 1475 | 20,000 |
| 12) PHA Wide | Relocation Costs | 1495.1 | 5,000 |
| 13) PHA Wide | Contingency | 1502 | 100,000 |

**Annual Statement
Capital Fund Program (CFP)**

Part III: Implementation Schedule

| Development Number/Name HA-Wide Activities | All Funds Obligated (Quarter Ending Date) | All Funds Expended (Quarter Ending Date) |
|--|--|---|
| a) PHA Wide Operations | 9/01 | 6/02 |
| b) PHA Wide Management Improvements a) Job Training-Section 3 b) LIPH-Training c) Consultants d) Resident Initiatives e) Computer Software f) Technical Support | 9/01 | 6/02 |
| 3) PHA Wide Administration | 9/01 | 6/02 |
| 4) PHA Wide Fees & Costs Inspection Cost | 9/01 | 6/02 |
| 5. PHA Wide Energy Performance Contract | 9/01 | 6/02 |
| 6. CAL 8-6B, Little Village LBP Abatement & Modernization & Security Fencing | 9/01 | 6/02 |
| 7. CAL 8-7, Terra Vista Window Replacement & Exterior Facade | 9/01 | 6/02 |
| 8. CAL 8-2, Adelante Vista R/R windows, Security fencing & lighting, and Exterior Facade | 9/01 | 6/02 |

| | | |
|---|--|--|
| <p>9. CAL 8-3, Valle Vista Window Replacement & Exterior Facade</p> | | |
|---|--|--|

CA008b05

**Annual Statement
Capital Fund Program (CFP)**

Part III: Implementation Schedule

| Development Number/Name HA-Wide Activities | All Funds Obligated (Quarter Ending Date) | All Funds Expended (Quarter Ending Date) |
|--|--|---|
| j) PHA Wide Non-Dwelling Equipment | 9/01 | 6/02 |
| k) PHA Wide Relocation Costs | 9/01 | 6/02 |
| l) PHA Wide Contingency | 9/01 | 6/02 |

| | | |
|--|--|--|
| | | |
|--|--|--|

**HACK MANAGEMENT
ORGANIZATIONAL CHART**

CA008c02

FY 2000 CAPITAL FUND PROGRAM
5-YEAR ACTION PLAN

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal year. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables | | | | |
|---|--|----------------------------|-----------------------------------|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| | PHA Wide | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Office Building | | | 400,000 | 2004 |
| Total estimated cost over next 5 years | | | 400,000 | |

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal year. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables | | | | |
|---|--|----------------------------|-----------------------------------|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| | PHA Wide | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Management Improvements | | | 175,750 | 2001 |
| | | | 160,000 | 2002 |
| | | | 160,000 | 2003 |
| | | | 175,000 | 2004 |
| Total estimated cost over next 5 years | | | 670,750 | |

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal year. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables | | | | |
|---|--|----------------------------|---|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| CAL 8-1 | Rio Vista | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Repair/Replace Windows, Security fencing & lighting, and change exterior facade | | | 138,153 | 2001 |
| | | | 227,640 | 2002 |
| | | | 238,000 | 2003 |
| | | | 175,000 | 2004 |
| | | | Total estimated cost over next 5 years | |

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal year. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables | | | |
|---|--|----------------------------|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development |
| CAL 8-2 | Adelante Vista | | |
| Description of Needed Physical Improvements or Management Improvements | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Repair/Replace Windows, Security fencing & lighting, and Change exterior facade | | 285,959 | 2001 |
| | | 198,434 | 2002 |
| | | 150,000 | 2003 |
| | | 150,000 | 2004 |
| Total estimated cost over next 5 years | | 784,393 | |

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal year. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables | | | |
|---|--|----------------------------|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development |
| CAL 8-3 | Valle Vista | | |
| Description of Needed Physical Improvements or Management Improvements | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Repair/Replace Windows, Security fencing & lighting, and Change exterior facade | | 250,807 | 2001 |
| | | 240,167 | 2002 |
| | | 124,000 | 2003 |
| | | 150,000 | 2004 |
| Total estimated cost over next 5 years | | 764,974 | |

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal year. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables | | | | |
|---|--|----------------------------|-----------------------------------|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| CAL 8-4 | Monte Vista | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Repair/Replace Roofs-Redesign | | | 320,320 | 2002 |
| | | | 275,000 | 2003 |
| | | | 200,000 | 2004 |
| Total estimated cost over next 5 years | | | 795,320 | |

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal year. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables | | | |
|---|--|----------------------------|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development |
| CAL 8-6B | Little Village | | |
| Description of Needed Physical Improvements or Management Improvements | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| LBP Abatement & Modernization and Security fencing | | 698,642 | 2001 |
| | | 424,000 | 2002 |
| | | 712,318 | 2003 |
| | | 424,000 | 2004 |
| Total estimated cost over next 5 years | | 2,258,960 | |

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal year. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables | | | | |
|---|--|----------------------------|-----------------------------------|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| CAL 8-7 | Terra Vista | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Window Replacement and Exterior Facade | | | 63,750 | 2001 |
| Total estimated cost over next 5 years | | | 63,750 | |

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal year. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables | | | | |
|--|---|---------------------|----------------------------|-------------------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| CAL 8-14 | Plaza Towers | | | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Modernize Units | | | 162,243 | 2003 |
| | | | 175,000 | 2004 |
| Total estimated cost over next 5 years | | | 337,243 | |

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal year. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables | | | |
|---|--|----------------------------|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development |
| | PHA Wide | | |
| Description of Needed Physical Improvements or Management Improvements | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Energy Performance Contract | | 101,000 | 2001 |
| | | 101,000 | 2002 |
| Total estimated cost over next 5 years | | 202,000 | |

PUBLIC HOUSING DRUG ELIMINATION PROGRAM
(PHDEP PLAN)

Public Housing Drug Elimination Program Plan

e: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions listed in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 219,281.00
- B. Eligibility type (Indicate with an "x") N1_____ N2_____ R
- C. FFY in which funding is requested 2000
- D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than (5) sentences long

HACK will utilize PHDEP funding to develop community partnerships, youth programs, and educational/employment opportunities for adults-all aimed at reducing drug usage and drug-related activity in and around public housing developments. Additionally, funding will be directed to reimburse local law enforcement agencies for above baseline services, the contracting of security services and the employment of HACK investigators to investigate drug-related crime within the Developments.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

| PHDEP Target Areas (Name of development(s) or site) | Total # of Units within the PHDEP Target Area(s) | Total Population to be Served within the PHDEP Target Area(s) |
|--|--|--|
| Oro Vista | 184 | 620 |
| Adelante Vista | 50 | 129 |
| Little Village | 155 | 572 |
| Homer Harrison | 50 | 234 |
| Valle Vista | 62 | 198 |
| Vina Vista | 16 | 80 |
| Monte Vista | 50 | 162 |
| Haciendas del Sol | 36 | 175 |
| Rosa Vista | 60 | 237 |
| Terra Vista | 36 | 120 |
| Rio Vista | 71 | 224 |

F. Duration of Program

indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan. Use an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months_____ 12 Months [X] 18 Months_____ 24 Months_____ Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “E” in column or “W” for waivers.

| Fiscal Year of Funding | PHDEP Funding | Grant # | Fund Balance as of Date of this | Grant Extensions | Anticipated Completion |
|------------------------|---------------|----------------|---------------------------------|------------------|------------------------|
| FY 1995 x | \$298,800 | CA16DEP0080195 | -0- | | |
| FY 1996 x | \$293,400 | CA16DEP0080196 | -0- | | |
| FY 1997 x | \$286,500 | CA16DEP0080197 | | GE | 02/28/00 |
| FY 1998 x | \$286,500 | CA16DEP0080198 | | GE | 07/30/00 |
| FY 1999 x | \$219,281 | | | GE | 12/30/00 |

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The goal of HACK’s PHDEP program is to mitigate and eliminate the negative impact of drugs and drug related crime in and around public housing Developments. To reach this goal, HACK has developed a comprehensive strategy that includes the following objectives: Create databases that track crime statistics, requests for services, and program participation; Through collaborative partnerships with HACK’s service provider network provide programs that support family self-sufficiency and Welfare-to-Work activities; Provide funding for law enforcement for above baseline services and the employment of PHDEP Investigators; and establish educational, cultural, and recreational activities as positive alternatives to drugs and crime.

HACK will conduct an analysis of the material available through the databases. A Resident Satisfaction Survey will be used to gauge resident approval of PHDEP activities. Quarterly reports will be prepared to evaluate the Program’s ability to meet objectives and overall goal attainment.

B. PHDEP Budget Summary

er the total amount of PHDEP funding allocated to each line item.

| FY_2000_ PHDEP Budget Summary | |
|---|----------------|
| Budget Line Item | Total Funding |
| 9110 - Reimbursement of Law Enforcement | 35,055 |
| 9120 - Security Personnel | 15,000 |
| 9130 - Employment of Investigators | 40,607 |
| 9140 - Voluntary Tenant Patrol | 0 |
| 9150 - Physical Improvements | 0 |
| 9160 - Drug Prevention | 73,394 |
| 9170 - Drug Intervention | 0 |
| 9180 - Drug Treatment | 0 |
| 9190 - Other Program Costs | 55,225 |
| TOTAL PHDEP FUNDING | 219,281 |

C. PHDEP Plan Goals and Activities

he tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as essary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to vide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any mn. Tables for line items in which the PHA has no planned goals or activities may be deleted.

| 9110 - Reimbursement of Law Enforcement | | | | | Total PHDEP Funding: \$ 35,055 | | |
|---|--|-------------------|------------|------------------------|--------------------------------|--------------------------------|--|
| Goal(s) | To mitigate and eliminate the negative impact of drugs and drug related crime in and around public housing Developments. | | | | | | |
| Objectives | To provide funding for above baseline law enforcement services. | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount/ Source) | Performance Indicators |
| 1. Bakersfield Police Dept. | | | 01/01/01 | 12/31/01 | 15,000 | | Increase in arrests and a reduction in drug-related crime. |
| 2. Kern County Sheriff's | | | 01/01/01 | 12/31/01 | 7,975 | | Increase in arrests and a reduction in drug-related crime. |
| 3. Arvin Police Dept. | | | 01/01/01 | 12/31/01 | 3,000 | | Increase in arrests and a reduction in drug-related crime. |
| 4. Delano Police Dept. | | | 01/01/01 | 12/31/01 | 3,000 | | Increase in arrests and a reduction in drug-related crime. |
| 5. Shafter Police Dept. | | | 01/01/01 | 12/31/01 | 3,000 | 11,098.44 | Increase in arrests and |

| | | | | | | | |
|--|--|--|---|--|--|--|------------------------------------|
| | | | 1 | | | | a reduction in drug-related crime. |
|--|--|--|---|--|--|--|------------------------------------|

CA008e05

| 9120 - Security Personnel | | | | | Total PHDEP Funding: \$ 15,000 | | |
|---|--|-------------------|------------|------------------------|--------------------------------|--------------------------------|--|
| Goal(s) | To mitigate and eliminate the negative impact of drugs and drug related crime in and around public housing Developments. | | | | | | |
| Objectives | To provide extended security services to PHDEP Developments. | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHDEP Funding | Other Funding (Amount /Source) | Performance Indicators |
| 1. Employment of Security Personnel during the summer months. | | | 06/01/01 | 09/07/01 | 15,000 | | Approval rating indicator on Resident Satisfaction Survey. |

| 9130 - Employment of Investigators | | | | | Total PHDEP Funding: \$40,607 | | |
|--|--|-------------------|------------|------------------------|-------------------------------|--|--|
| Goal(s) | To mitigate and eliminate the negative impact of drugs and drug related crime in and around public housing Developments. | | | | | | |
| Objectives | To provide extended security services to PHDEP Developments. | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHDEP Funding | Other Funding (Amount /Source) | Performance Indicators |
| 1. Salary of Investigators | | | 01/01/01 | 12/31/01 | 27,219 | 92,445.71 Operating Budget/ Various Programs | Weekly activity reports demonstrating a response to community needs. |
| 2. Fringe Benefits for 2-investigators | | | 01/01/01 | 12/31/01 | 10,888 | 41,600.57 Operating Budget/ Various Programs | Weekly activity reports demonstrating a response to community needs. |
| 3.Travel/Training | | | 01/01/01 | 12/31/01 | 500.00 | | Weekly activity reports demonstrating a response to community needs. |
| 4. Equipment | | | 01/01/01 | 12/31/01 | 1,000 | | Weekly activity reports demonstrating a response to community needs. |
| 5. Office Supplies | | | 01/01/01 | 12/31/01 | 1,000 | 1,000 Operating Budget/ Various Programs | Weekly activity reports demonstrating a response to community needs. |

| 9160 - Drug Prevention | | | | | Total PHDEP Funding: \$73,394 | | |
|---|--|---------------------------------------|------------|------------------------|--------------------------------------|--------------------------------|---|
| Goal(s) | To mitigate and eliminate the negative impact of drugs and drug related crime in and around public housing Developments. | | | | | | |
| Objectives | Through collaborative partnerships with HACK's service provider network provide programs that encourage family self-sufficiency and Welfare-to-Work activities and establish educational, cultural, and recreational activities as positive alternatives to drugs and crime. | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount /Source) | Performance Indicators |
| 1. Employment of (1) Resident Services Asst. II | 2751 | Residents at PHDEP funded sites. | 01/01/01 | 12/31/01 | 31,051 | | Number of referrals distributed and residents receiving services. |
| 2. Employment of (2) Site Asst. | 2751 | Residents at PHDEP funded sites. | 01/01/01 | 12/31/01 | 18,096 | | Number of residents participating in HACK R.I. programs. |
| 3. Fringe Benefits | 2751 | Residents at PHDEP funded sites. | 01/01/01 | 12/31/01 | 13,299 | | Number of referrals distributed and residents receiving services. |
| 4.Travel/Training | 2751 | Residents at PHDEP funded sites. | 01/01/01 | 12/31/01 | 1,752 | | Number of referrals distributed and residents receiving services. |
| 5.Supplies | 2751 | Residents at PHDEP funded sites. | 01/01/01 | 12/31/01 | 3,196 | | Number of referrals distributed and residents receiving services. |
| 6. Contractual | 2751 | Residents at PHDEP funded sites. | 01/01/01 | 12/31/01 | 4,000 | 292,890 | Number of referrals distributed and residents receiving services. |
| 7. Teen Club Activities | 421 | Teen Residents at PHDEP funded sites. | 01/01/01 | 12/31/01 | 2,000 | 2,500 | Number youth participating in programs. |

| 9190 - Other Program Costs | | | | | Total PHDEP Funds: \$55,225 | | |
|--|--|-------------------|------------|------------------------|------------------------------------|--------------------------------|---|
| Goal(s) | To mitigate and eliminate the negative impact of drugs and drug related crime in and around public housing Developments. | | | | | | |
| Objectives | Create databases that track crime statistics, requests for services, and program participation. Administer program funds and prepare required reports. | | | | | | |
| Proposed Activities | # of Persons Served | Target Population | Start Date | Expected Complete Date | PHEDEP Funding | Other Funding (Amount /Source) | Performance Indicators |
| 1. Employment of (1) Resident Initiatives Program Director (30%) | | | 01/01/01 | 12/31/01 | 18,083 | | Completion of reports in a timely manner. |
| 2. Employment of (1) Administrative AID (30%) | | | 01/01/01 | 12/31/01 | 8,312 | | Completion of reports in a timely manner. |
| 3. Resident Services Coordinator (20%) | | | 01/01/01 | 12/31/01 | 5,529 | | Completion of reports in a timely manner. |

| em # | of Total Grant Funds By Activity # | Funding Obligated (sum of the activities) | Total Grant Funds by Activity # | Expended (sum of the activities) CA008e07 |
|-------------------------|------------------------------------|---|---------------------------------|---|
| g Budget Line em # 9120 | Activities 1, 3 | | Activity 2 | |
| 110 | Activities 1,2,3,4,5 | 30% | Activities 1,2,3,4,5 | 100% |
| 120 | Activities 1 | 30% | Activities 1 | 100% |
| 130 | Activities 3,4,5 | 50% | Activities 3,4,5 | 100% |
| 140 | | | | |
| 150 | | | | |
| 160 | | | | |
| 170 | | | | |
| 180 | | | | |
| 190 | Activities 1,2,3,4,5 | 50% | Activities 1,2,3,4,5 | 100% |
| | | | | |
| OTAL | | \$ | | \$ |

Rate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and is), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant) within 12 months of grant execution.

| | | | | | | |
|------------------------|--|----------|----------|--------|--|---|
| 4. Fringe Benefits | | 01/01/01 | 12/31/01 | 14,365 | | Completion of reports in a timely manner. |
| 5. Travel/Training | | 01/01/01 | 12/31/01 | 2,936 | | Completion of reports in a timely manner. |
| 6. Contractual/details | | 01/01/01 | 12/31/01 | 6,000 | | Completion of reports in a timely manner. |

Section 3: Expenditure/Obligation Milestones

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

DEFINITIONS OF 'SUBSTANTIAL DEVIATION'
AND
'SIGNIFICANT AMENDMENT OR MOFIFICATION'

DEFINITIONS OF “SUBSTANTIAL DEVIATION” AND “SIGNIFICANT AMENDMENT OR MODIFICATION ”

Whenever the Housing Authority of the County of Kern plans or undertakes activities that represent “substantial deviation” from the 5 year plan, or require “significant amendment or modification” of the 5 year plan, such activities must be explained in the Annual Plan.

For this purpose, “substantial deviation” and “significant amendment or modification” are defined as:

Discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency, and which require formal approval of the Board of Commissioners

PET POLICY

PET POLICY

Please note: The Quality Housing & Work Responsibility Act of 1998 allows that all families are permitted to have common household pets in Public Housing subject to reasonable requirements. However, the Policy as defined below will not be implemented until the Final Rule from HUD has been issued. The current rules allow for only elderly and disabled families to have pets.

In accordance with any applicable HUD, State, and local laws, HACK shall permit the keeping of pets by elderly, disabled or non-elderly resident families residing in housing owned and operated by HACK. The following rules have been established in accordance with these guidelines.

This pet policy does not apply to any animals used as auxiliary aids by disabled residents, seeing eye dogs belonging to families who are legally blind or trained hearing dogs for families who are deaf. Certification of their status must be presented by these families to HACK.

A. Definitions-For the purpose of the policy only the following definitions shall apply:

- 1) "Elderly" shall mean any person over 62 years of age.
- 2) "Disabled" shall mean any person who qualifies for purposes of the program under which the project for the elderly or handicapped is assisted, and who resides in a project built specifically for the elderly or handicapped.
- 3) An "Elderly Family" shall mean any family whose head or spouse is over the age of sixty-two. This does not apply if a family member who is not the Head or spouse is over 62 years of age.
- 4) A " Disabled Family" shall mean a family whose head or spouse is handicapped (as stated above). This policy does not apply if a handicapped family member is not head or spouse.
- 5) "Pet" shall be defined as meaning a domesticated cat, dog, bird, fish or turtle (reptiles other than those specified are not permitted).
- 6) Near Elderly Family. A family whose head or spouse (or sole member) is at least 50 years of age but below the age of 62 years. A near elderly family residing in an elderly development shall be considered an elderly family for purposes of this policy.

Appendix V

Revised: 09/08/99

Board Approval:09/09/1999

B. Rules governing the keeping of pets:

1) A pet security deposit of *\$150.00* will be required for each tenant family. Payment arrangements can be made if a family is not able to pay the deposit in its entirety at the time of the request. The tenant family must make an initial payment of *\$75.00* at the time of request, and subsequent payments of *\$15.00* per month until amount of full deposit is reached. The pet is not allowed on the premises until the deposit is paid in full. The deposit may be used to pay reasonable expenses attributable to the pet, including, but not limited to the cost of repairs and replacements, fumigation and the cost of animal care facilities if needed.

Resident's liability for damages caused by his/her pet is not limited to the amount of the pet deposit and the resident will be required to reimburse the project for the actual cost of any and all damages caused by his/her pet where they exceed the amount of the pet deposit.

- 2) No family shall have more than *one* pet (as defined above) in a dwelling unit. No other animals shall be permitted unless prior written permission has been obtained from the Executive Director.
- 3) Residents must request approval on the "Authorization for Pet Ownership" form. The form must be fully completed.
- 4) The pet owner must have prior written approval before moving a pet into their unit.
- 5) The pet owner is required to register the pet with the Manager prior to bringing the pet on the premises. The information must be updated on an annual basis when the annual re-exam is scheduled.
- 6) The pet owner must provide a certificate signed by a licensed veterinarian or a State or local authority empowered to inoculate animals, stating that the pet has received all inoculations required by State and local law and proof of a current license. This must be submitted to the Manager on an annual basis.
- 7) The pet owner must provide information that is sufficient to identify the pet and to demonstrate that it is a common household pet.
- 8) No animal may exceed thirty (30) pounds in weight.

- 9) Any animal determined by HACK to be potentially harmful to the health and safety of others including 'attack' or 'fight' trained dogs will be prohibited by the management.
- 10) All dogs and cats shall be required to wear collars with appropriate city and/or county license tags reflecting the owner's name and animal license number.
- 11) When outside the family's dwelling unit, all dogs and cats shall be on a leash at all times, constantly supervised and controlled by the family.
- 12) Birds shall be kept caged AT ALL TIMES and not permitted to fly freely within a family's dwelling unit.
- 13) Families will be responsible for insuring that their pets do not disturb their neighbor's peace and quiet, do not create odor problems, or otherwise constitute a threat or nuisance to other families or HACK employees.
- 14) In addition to a pet Security Deposit *in the amount of \$150.00*, families shall be responsible for paying for all repairs resulting from damage caused by their pets. Said charges shall be billed to the family the first of the month following the month in which the repair is made and shall be paid in full by the family within 30 days following said billing.
- 15) Families with dogs or cats shall be responsible for the housing of their pet(s) somewhere other than in or on their premises when the family is off the premises overnight. **NO DOG OR CAT MAY BE LEFT UNATTENDED OVERNIGHT.**
- 16) All pet owners will be responsible for cleaning up after their dogs and cats. Management may designate certain areas for exercise and deposit of pet waste. In the case of cats and other pets using litter boxes the pet owner is required to change the litter at least twice each week. An owner who fails to remove pet waste in accordance with prescribed pet rules may be charged *\$10.00* per occurrence. Repeated violations may result in termination of the tenant's lease.
- 17) The pet owner must give the name, address and phone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated or is otherwise unable to care for the pet. If the responsible party cannot be reached by reasonable efforts, or is unwilling to accept responsibility, HACK may enter the pet owner's unit and remove the pet and place the pet in a facility that will provide care and shelter until the pet owner or representative thereof is able to assume responsibility, not to exceed 30

days. The pet owner (or his estate) shall pay for these services or it shall be paid from the pet deposit.

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- 18) The Manager is permitted to make inspections of the pet owners premises in addition to other lease provisions, after reasonable notice to the tenant, during reasonable hours. However, this may only be permitted if the Manager has received a complaint or has reasonable grounds to believe that the conduct or condition of a pet in the dwelling unit constitutes a nuisance or threat to the health and safety of occupants in the project.
- 19) The resident pet owner agrees to be responsible for immediately cleaning up any dirt tracked through the common area, lobby, halls or elevators by his/her pet.
- 20) Any pet who causes bodily injury to any tenant, guest or staff member shall be immediately and permanently removed from the premises without prior notification.

Appendix V

Revised: 09/08/99

Board Approval:09/09/1999

CA008h01

CIVIL RIGHTS CERTIFICATION

CA008h02

FORM HUD-50075

CERTIFICATION OF COMPLIANCE
WITH THE AGENCY'S PLAN AND RELATED REGULATIONS

BOARD RESOLUTION TO ACCOMPANY AGENCY PLAN

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WHEREAS,

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d a Public Notice in local media advising of the Plan and welcoming comments on the Plan & its supporting documentation;

WHEREAS, Said Plan was available for review at HACK's Central Office for 45 days from

January 19, 2000;

WHEREAS, HACK provided a separate Public Hearing for Comments on the Plan at its March 8, 2000, Board of Commissioners' Meeting;

WHEREAS, These comments & suggestions were listed and evaluated by HACK in a separate document attached to the Agency Plan;

WHEREAS, A revised Draft of said Agency Plan was subsequently produced, incorporating many of the comments & suggestions from the Public Hearing, as well as from various local & governmental agencies;

WHEREAS, Kern County's Community Development Program Department & the City of Bakersfield's Economic & Community Development Department have found HACK' Agency Plan: the 5-Year Plan for Fiscal Years 2000-2004 & the Annual Plan for Fiscal Year 2000, compatible with the Consolidated Plan for their respective jurisdictions;

NOW, THEREFORE, BE IT RESOLVED By the Board of Commissioners that:

The Board of Commissioners hereby approves the submission of HACK's Agency Plan to HUD, as required by the Quality Housing & Work Responsibility Act of 1998, no later than 75 days prior to the end of HACK's Fiscal Year.

CA008j01

FORM HUD-50075
CONSISTENCY WITH CONSOLIDATED PLAN

CA008j02

CA008j03

CA008j04

FORM HUD-50070
CERTIFICATION FOR A DRUG-FREE WORKPLACE

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FORM HUD-50071
CERTIFICATION OF PAYMENTS
TO INFLUENCE FEDERAL TRANSACTIONS

CA008L02

CA008m01

**STANDARD FORM SF-LLL & SF-LLA
DISCLOSURE OF LOBBYING ACTIVITIES**

CA008m02

COMMENTS TO
HACK'S AGENCY PLAN

3/27/00

Comments & Responses to HACK's Agency Plan

The following is a summary of comments received during the public comment period and/or during the public hearing on Mar. 8, 2000. A summary of each particular comment is listed under the commentator's name and agency affiliation. Each summary comment is followed by the Housing Authority of the County of Kern's (HACK's) response (in bold italics).

Summary of Mr. Joshua Rudnick, Esq.'s (of Greater Bakersfield Legal Aid) Comments on HACK's Agency Plan; from his presentation at the 3/8/00 HACK Public Hearing and his letter, dated 3/7/00:

1. HACK's Mission Statement should include a statement that HACK will affirmatively promote fair housing. (5 Year Plan, pg. 1)

The Mission Statement is by definition a global description of the main purpose of the Housing Authority. It is broadly drafted to include many goals. The Agency Plan includes a goal (#4), to Ensure Equal Opportunity and Affirmatively Further Fair Housing.

2. PHA Goal: Objective for SEMAP Assessment: The goal should be: 'High Performance Status,' rather than 'Standard Performance Status.' (5 Year Plan, pg. 1)

SEMAP is a new HUD program, and the Housing Authority of the County of Kern has not yet been rated under this system. Though we will certainly strive for 'High Performer' designation, it is an appropriate goal during the first year that we are rated to achieve 'Standard Performer' status.

3. Re: HACK's goal of increasing the number/percentage of employed persons in LIPH programs by 20%: GBLA wants noted the current number of employed persons in the LIPH Program. (5 Year Plan, pg. 2)

HUD's guidelines for the Agency Plan do not require that this information be included in the plan. However, the Housing Authority of the County of Kern intends to benchmark the number of employed persons as of July 1, 2000, and compute the 20% increase, based on the resultant number. As of March 2000, there are 491 persons residing in HACK's LIPH Program reporting employment.

4. Supportive Services for Recipient's Employability: HACK should define 'Supportive Services,' noting what kind HACK intends to provide and attract. (5 Year Plan, pg. 2)

The term 'Supportive Services' in this context is not a technical term but is intended to have the common meaning, that is: 'Services which support the residents in their efforts to become self-sufficient.' Examples of such services include: ESL classes, job preparation workshops, job placement assistance, job training assessment, referrals, etc.

5. Supportive Services: What kind of 'Supportive Services' will HACK increase for its elderly & disabled populations? (5 Year Plan, pg. 2)

HACK will increase 'Supportive Services' for the elderly and disabled, such as, in-home supportive services, medical referrals, health education, transportation services, job re-training/job referrals, etc.

6. HACK's Goals: Increase FSSP participation to 300: HACK should note current number of participants in this Program, as well as type of families/persons involved in it. (5 Year Plan, pg. 2)

Please see the response to question #3 above. As of March 2000, there were 201 individuals in the FSS Program. It should be noted that the initial required number of slots to be filled since 1993 was 304. To date, HACK has had 21 families successfully complete the five-year Program, with 82 slots remaining to be filled.

7. Fair Housing Objectives: HACK should include additional State of California protected classes, including classes of persons regarding individuals': sexual orientation, marital status, ancestry, source of income, conduct, or status. (Incorporate in 5-Year Plan, Sect. 4, pg. 2)

The draft Agency Plan was amended to include the State of California protected classes.

8. Section to be added at a later date: Certifications, such as Civil Rights and the Pet Policy should be detailed and included in the Plan itself. (Now listed in FY2000 Annual Plan, pg. 23)

The Civil Rights Certifications are included with, and are part of, the Agency Plan. The Housing Authority of the County of Kern's Pet Policy has been preliminarily established but not finalized nor implemented, as HUD has not yet provided the final rule governing such policies.

9. Housing Needs of Families in the Jurisdiction by Family Type: The figures in the chart in the Annual Plan appear inaccurate. Ranking of Need needs to be re-worked to better reflect difficulties minorities have in finding suitable housing. (FY2000 Annual Plan, pg. 4)

The figures have been re-checked and revised. The ranking of needs has also been revised to reflect the difficulties minorities have in finding suitable housing.

10. Section 8 Waiting List: More research data is needed regarding the number of people unable to use (along with reasons why) Section 8 Vouchers/Certificates after receiving same and the outreach efforts available from HACK for potential Section 8 recipients. (FY2000 Annual Plan, pg. 5a)

This information is not required in the Agency Plan. However, the number of individuals issued Section 8 certificates or vouchers who cannot use them is virtually zero in Kern County. The Housing Authority of the County of Kern continually makes efforts to recruit new owners and landlords throughout the County to provide a greater inventory of Section 8 available units to participants. This helps ensure that the intent of the program, that is, to allow people to live where they desire in the County, is satisfied. The Housing Authority of the County of Kern does provide a list of known Section 8 housing in the County for participants.

11. LIPH Waiting List regarding bedroom size: An explanation is needed explaining why demand for larger bedroom housing units is less on the LIPH Waiting List, than what is indicated in the County Consolidated Plan (i.e., that there is high demand for more bedrooms for large families). (FY2000 Annual Plan, pg. 6a)

The Housing Authority of the County of Kern is uncertain why the need for larger bedroom sized units appears greater in the Consolidated Plan than that which is evident from an analysis of HACK's LIPH Waiting List. The difference may be due to the fact that the data used in the Consolidated Plan is largely from the 1990 Census. In the last ten years, HACK has noticed a definite trend of fewer large families requiring units with four or more bedrooms. However, additional research is needed in this area.

12. Strategies for addressing needs: Include a brief description of each strategy and reasons for same. ((FY2000 Annual Plan, beginning pg. 7)

The reasons for selecting strategies are listed on page 8 of the Agency Plan (Item 2).

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13. Strategy #1: Maximizing the number of affordable units available: HACK should ensure access is afforded to families, regardless of unit size. (HACK Strategy No. 1)

The Housing Authority utilizes Occupancy Guidelines noting the size (number of bedrooms) of a unit that is appropriate for each family. These guidelines are to ensure that families are not overcrowded and that housing resources are maximized.

14. HOPE I Replacement Housing: Who will benefit from HOPE I Replacement Housing and how will HACK deal with credit, default, and resale issues?

The application approved by HUD for the HOPE I Home ownership Program is a supporting document for the Agency Plan. As noted in the Agency Plan, it is available for public review at the Housing Authority Central Office. HACK successfully completed previous sales of units to residents and has experience dealing with credit, resale, and default issues.

15. Strategy No. 2: Increase the number of affordable housing units (excluding LIPH and Section 8 Programs) for: USDA Ruben J. Blunt Village & Transitional Housing for Emancipated Foster Youth. State the number of new units planned & resources to be utilized to ensure more units for each program.

This information is not required in the Agency Plan. However, the Housing Authority intends to add 23 units to the Ruben Blunt development and develop an initial 'Transitions' complex for emancipated foster youth, suitable for 14 individuals. Resources to complete these projects have not yet been obtained, but commitments are anticipated in the next year.

16. HUD's Income Targeting Requirements: HACK should *exceed* federal targeting requirements for very low-income persons in the Section 8 Voucher Program for families at 30% of AMI (Adjusted Median Income).

The Housing Authority respectfully disagrees. It is currently an accepted fact that the amount of housing assistance available is totally inadequate to meet the total needs in the population. One needs to look no further than the long Waiting Lists for public housing and Section 8 to affirm this fact. Given the scarcity of resources and to assist the most families, HACK believes it is desirable to admit a significant percentage of individuals above 30% of AMI as these individuals are often the "working poor," who can more quickly transition out of assisted programs, creating an opening for another family. The Housing Authority also believes that the most viable communities are those

CA008n06

containing a mixture of income levels, rather than a concentration of extremely low-income families. A third reason for the Housing Authority's stance on this issue is that if there is a higher percentage of extremely low-income families in the Section 8 Program, fewer total families can be helped. This is true because low family income results in higher Section 8 payments.

17. Targeting assistance to the elderly: Since access/affordability for housing for the elderly is less important than same for low/very low income persons, focus should be on the latter. (FY2000 Annual Plan, pg. 8)

The targeting requirements place an appropriate focus on access and affordability for those below 30% of AMI. For instance, in the Section 8 Program, targeting rules require that 75% of new admissions to the Program be in the 'Extremely Low Income' (below 30% of AMI) category.

18. Marketing to Groups that Assist the Disabled: HACK should specifically cite what it intends to do differently regarding this. (FY2000 Annual Plan, pg. 8)

This information is not required in the Agency Plan. Marketing efforts might include public presentations, newspaper articles or advertisements, radio or television spots, collaborative networking with agencies that serve or have contact with that specific group, etc.

19. Housing Needs Assessment for all races/ethnicities: Explain why HACK's data reflects comparable needs for everyone. Cite specific marketing strategies, addressing each group's specific/diverse needs and noting HACK's change in approach. (FY2000 Annual Plan, pg. 8)

The data in the table on page 4 has been checked and revised as appropriate. Specific marketing strategies will be employed. (See #18 above.)

20. Fair Housing: State geographic location of people currently utilizing Section 8 Certificates and cite how HACK can market to landlords with property *exclusive* of properties in poverty/minority areas. (FY2000 Annual Plan, pg. 8)

HACK can provide specific information regarding the location of Section 8 participants' housing in Kern County. Generally, Section 8 housing is spread throughout the various "zip code areas" of Greater Bakersfield, where rental housing exists, with a smaller percentage in the small towns and rural areas of the County. Over 1,200 different landlords participate in Kern's program.

CA008n07

HACK's marketing efforts may include individual explanations of the program with landlords, New Landlord Orientation Meetings, presentations at meetings of landlord organizations, such as the Kern County Apartment Owners Assn., etc.

21. Selecting Strategies for the Agency Plan: HACK should consult with advocacy groups for the poor and disabled for input regarding strategies.

Advocacy groups for the poor and disabled were sent a copy of the Draft Agency Plan in January 2000. Their input was solicited; many comments were received, and some are included herein.

22. LIPH Need-Based Preferences: HACK needs to explain the categories of: ‘Other Preferences’; Move-Ins, mandated by court order; Fair Housing, & Equal Opportunity.

This data is not required as part of the Agency Plan. However, there have been special circumstances wherein PHAs have housed families due to court mandate when it is determined the families were subjected to discriminatory practices and had their Fair Housing rights violated. To date, HACK has not received any such court order in its jurisdiction.

23. Ranking of Federal/Other Preferences: Place the homeless and those living in sub-standard housing in a higher priority.

The preferences have been reviewed and revised after receiving public comments and are prioritized as follow:

1. *Residents who live and/or work in Kern County*
2. *Those who are involuntarily displaced*
3. *Veterans*
4. *The disabled (including the mentally ill) and/or elderly*
5. *Working families and/or those in training programs*
6. *The homeless or persons living in substandard housing or with a rent burden*

It should be noted that Preference #1 does not favor any one County resident over another but rather ensures that benefits accrue to those within Kern County. Preference #2 applies to only a few individuals each year. HACK’s Waiting List is most affected by Preferences #3 through #6. It should also be noted that Preferences often overlap (e.g., many disabled or elderly are also veterans, and frequently the disabled have a rent burden or are homeless) .

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24. The Deconcentration & Income Mix Analysis: Include the actual analysis, along with its basis. (FY2000 Annual Plan, pg. 13)

This data was not required as part of the Agency Plan. However, prior to the beginning of each Fiscal Year, HACK analyzes the income levels of families residing in each of its developments, the income levels of census tracts in which HACK developments are located, and the income levels of families on the Waiting List. Based

on this analysis, HACK determines which marketing strategies and deconcentration incentives to implement.

25. Section 8 Eligibility: Mitigating factors for tenant selection regarding criminal backgrounds and poor credit ratings should be listed in the Plan. (FY2000 Annual Plan)

This reference correlates with public housing policies governing eligibility selection and admission but is not required as part of the Agency Plan. However, if unfavorable information is received regarding an applicant, consideration will be given to the time, nature, and extent of the applicant's conduct, as well as factors indicating a reasonable probability of favorable future conduct or financial prospects.

26. Federal Targeting Requirements: More than 75% of all new admissions to Section 8 should be at or below 30% of AMI.

See response to #16 above.

27. Section 8 Preferences: Homelessness needs a higher priority than the priority for those who live/work in Kern County.

The Housing Authority of the County of Kern believes that the priority for those who live or work in Kern County is entirely appropriate. As stated in a previous response (#23), this Preference does not give an advantage to any individual who lives or works in Kern County over any other such individual. However, it does provide an advantage over the individual who lives and works in Los Angeles County, for example. Without this Preference, individuals from all over the United States could apply for the Section 8 Assisted Housing Program in Kern County, using the voucher wherever they live, through the "portability" provision in the program. We do not believe that type of system would effectively serve Kern County residents.

28. Section 8 special program written public announcements: Note the language in which public notices are written and if radio and/or television media are used.

The Housing Authority typically issues print notices in English and Spanish. HACK will consider using radio and television media to publicize special programs.

29. HACK's current minimum rent of \$50 should be removed, and none established for public housing residents or, instead, adopt discretionary minimum rent hardship exceptions.

HACK respectfully disagrees, believing minimum rent guidelines encourage responsibility, add value to housing assistance, and do not jeopardize housing opportunities for low-income residents. Hardship exceptions are utilized, as mandated by HUD. Since the implementation of minimum rents in Kern County, HACK has not evicted one resident for failure to pay the minimum rent.

30. Resident Advisory Boards: State how formed, include comments by members, and note the election process for the position of 'Tenant Commissioner' on HACK's Board of Commissioners.

This information is not required as part of the Agency Plan. However, the Resident Advisory Board (called the Resident Advisory Committee in Kern County), is composed of one member from each LIPH development and two Section 8 participants. HACK's Resident Initiatives' staff distributed meeting notices at each development, met with interested residents, and conducted an election to select representatives among those in attendance.

HACK has two (2) Tenant Commissioners on its Board of Commissioners. One must be a senior citizen. Tenant Commissioners are appointed by the Board of Supervisors from names of interested individuals submitted by HACK.

31. Deconcentration Admissions Policy: Incentives for higher income families. HACK should instead recommend job training programs (Section 3, FSSP, etc.) for very low income residents to boost their income level, rather than encouraging higher income families to locate in HACK developments.

HACK does offer programs to help increase resident income. The Deconcentration Policy recognizes the need for multiple strategies to accomplish deconcentration in some situations.

32. Adopt HUD's definition of 'Substantial Deviation' & 'Significant Amendment or Modification' for greater clarity, incorporating the following:

Changes to rent/admissions policies or reorganization of the Waiting List

Addition of non-emergency work items or change in use of replacement reserve funds under the Capital Fund

Addition of activities not included in current PHDEP Plan

Changes regarding demolition/disposition, designation, home ownership programs, or conversion activities

An exception to this definition will be made for any of the above adopted to reflect changes in HUD regulatory requirements. However, such changes will not be considered significant amendments by HUD.

HACK's definition is broader and consistent with the discretion encouraged by HUD and afforded to 'High Performing' PHAs. PHAs without their own definition, use HUD's by 'default,' but HACK did not want such an important part of its Plan determined by 'default.'

CA008n11

3/14/00

Mr. David Bolin, the Executive Director of the Independent Living Center of Kern County, noted the following changes he would like to see incorporated into HACK's 5-Year Plan for FY 2000-2004, per his letter faxed 3/9/00, and his presentation at HACK's Public Hearing 3/8/00:

1. Preferences: The elderly (especially the frail), the disabled, and the homeless need to have a higher priority for federally assisted housing.

Please see the discussion of Preferences included under Comments # 23 and

#27 by Joshua Rudnick, GBLA Attorney.

2. Five-Year Plan: The Plan currently promotes self-sufficiency and asset development, along with support services for the elderly & the disabled, but HACK should add another objective: to increase the number/percentage of employed persons in assisted LIPH families by 20%, including the disabled, to comply with the Work Incentives Improvement Act of 1999.

It was never the HACK's intention to exclude the disabled from the goal of increasing the number of employed individuals by 20%. However, HACK has added language to make this clearer.

3. Give 'persons with disabilities,' the 'frail elderly,' and the 'homeless' a high priority for receiving HACK's housing services. (In the tables in 'Statement of Housing Needs')

Please see the discussion of Preferences in the responses to Comments #23 and #27 by Joshua Rudnick. The disabled and elderly currently receive a Preference, which, in a practical sense is second only to the Preference of veterans. Due to the frequent overlapping of conditions related to homelessness, the homeless often receive not only the Preference for being homeless, but also a Preference for being disabled, working, or in a training program.

4. Expand vouchers and services to the disabled through HUD's SuperNOFA. The Independent Living Center of Kern County will write HACK letters of support. (In the tables in 'Statement of Housing Needs')

This is an excellent idea and is now embodied in Goal #1 on page 1 of the Five-Year Plan. HACK now notes that some Section 8 vouchers will be targeted for the disabled.

C.

3/14/00

Comments received re: HACK's Agency Plan from Ms. Emelie J. Busby, Rural Development Specialist, United States Department of Agriculture - Rural Development, per her letter of 2/4/00:

1. Designate HACK developments as 'Drug-Free Zones.'

HACK is exploring the steps necessary to accomplish this designation.

3/14/00

CA008n13

Written comments received regarding HACK's Agency Plan from the County of Kern, Mental Health System of Care, dated 3/3/00, from Mr. Gene Saint-Amand:

1. Agency Goals & Objectives, pg. 1: Objectives 1, 3, & 4: Expand assisted housing for special needs/disabled population (i.e., add: 'Apply for additional rental vouchers, including vouchers targeted for persons with disabilities.'). In 'Strategic Goals,' include numerical objectives, i.e., 'Obtain 500 more vouchers, including 100 vouchers targeted for special needs population.'

HACK revised the language in this section in accordance with the comments.

2. Statement of Housing Needs (Table, pg. 4): Rate all categories '5.' (Especially for persons with mental disabilities). A 'family type' category should be included for the 'homeless' and/or for the 'homeless/disabled' population.

In the 'Affordability' category, HACK rated all groups a '5' for impact on housing needs. However, HACK believes that the other factors should not be rated similarly.

3. 'Housing Needs of Families on Public Housing & Section 8,' pgs. 5-6: Few disabled and elderly persons appear on the Waiting List, compared to other groups. Add to Goals & Objectives: 'Outreach to special needs populations' (i.e., the physically disabled, the homeless, the elderly, etc.). SRO (single room occupancy) housing should be included as a 'Housing Characteristic.'

It should be noted that the current Housing Authority Waiting list for Section 8 is three years old. Because of HACK's strong Preference for the disabled, most disabled individuals on the Waiting List have been housed. Though the LIPH Waiting List is open, the same rationale applies. There are few disabled on the Waiting List because they tend to be housed quickly.

4. Strategies for Addressing Needs, Specific Family Types: Families with Disabilities: pg. 8: Include Section 8 'Set-Asides' for special projects (i.e., transitional housing for emancipated foster youth); grant applications under HUD's SuperNOFA or the Continuum of Care; & collaboration with local service providers to ensure special populations receive supportive housing services.

Language has been added, consistent with the comments.

CA008n14

5. Policies Governing Eligibility, Selection and Admission, Public Housing, and Section 8 Preferences, pgs. 11-12, & 15: Include 'Families with Disabilities' in Admission Preferences (pg. 11) in a separate category. [Note overlapping Preference categories of 'working families' and 'those unable to work because of age or disability' and 'residents who live and work in the jurisdiction.'

Preferences have been revised to include a separate category for the disabled.

6. Preferences: These need reworking, as the most needy citizens receive HACK's lowest Preferences. For LIPH: elderly, working families, & those unable to work because of age or disability & the homeless are ranked 5, 6, & 7, in priority.

Preferences for Section 8 housing include : working families and those unable to work due to disability and homeless persons being ranked 5th & 6th out of 7. Elderly are excluded altogether. Suggest that Preferences be eliminated and instead use 'date and time of application' for admission selection.

Preferences have been revised and explained in the responses to Comments #23 and #27 of Joshua Rudnick.

3/14/00

CA008n15

Written comments to HACK's Agency Plan submitted on 2/15/00 by Mark Smith, Housing Programs Manager, County of Kern, Community Development Program Department:

To ensure consistency with the County's Consolidated Plan, the following changes are suggested:

1. On Page 1 of the 5 Year Plan: Goal 1: We would suggest that you put the rental voucher objective as high as you think might conceivably be offered by HUD. You may also want to rewrite the objective to state something like: 'Apply for all vouchers offered by HUD to an estimated [number of] vouchers and be prepared to amend this plan to establish a higher objective if more vouchers become available.'

HACK revised the goal for new Section 8 vouchers from 500 to 800. It should be recognized that the Housing Authority's resources must be considered in setting targets. All recent NOFAs for Section 8 vouchers limit the number of vouchers that can be applied for to the number that the Housing Authority can get under contract (leased-up) in one (1) year.

2. Page 2 of the 5 Year Plan, Goal 4: For handicapped persons covered in Section 504, rewrite the objective as follows: "Undertake affirmative measures to ensure access to assisted housing, regardless of race, color, religion, age, national origin, sex, familial status, disability, or handicap, including those handicaps covered by Section 504 of the Rehabilitation Act of 1973 and its implementing regulations found at 24 CFR 8, "Non-Discrimination Based on Handicap in Federally Assisted Programs and HUD Activities:

We revised the objective consistent with the comments.

3. Page 4 of the Annual Plan: The Chart of Housing Needs: Overall, we would rate both Supply and Accessibility for Families with Disabilities at "5."

The chart has been checked and revised, with both items now rated '5.'

4. Pages 5 through 6a of the Annual Plan: Category "Families with Disabilities": Does the term, 'disabilities,' include all handicaps cited in 24 CFR 8, "Non-Discrimination Based on Handicap in Federally-Assisted Programs and HUD Activities?"

Yes.

5. Page 8 of the Annual Plan (Families with Disabilities): Rather than ‘Carry out modifications needed in public housing, based on the Section 504 guidelines for Public Housing,’ the following is suggested:

Reasonable Accommodation: Provide reasonable accommodation to persons with handicaps covered by Section 504 of the Rehabilitation Act of 1973 and its implementing regulations found in 24 CFR 8, ‘Non-Discrimination Based on Handicap in Federally Assisted Programs and HUD Activities.’

Rewrite the third statement in this Section, as follows:

Affirmatively market to families with disabilities and local non-profit and public agencies that assist such families, including outreach through the media that might encompass radio, television, and print media campaigns to reach the targeted audiences. .

We would also add the following in this section:

As part of the Authority strategy to develop new housing and acquire existing housing, special emphasis shall be given to making such housing available to families with disabilities.

Program Accessibility: Allow eligible people with disabilities to participate in and benefit from programs as much as people without disabilities.

Physical Accessibility: As much as practicable, allow people with disabilities to enter, use, and enjoy property under control of the Housing Authority.

Integrate People with Disabilities with other non-disabled people, unless there is no other reasonable choice.

The Agency Plan has been revised, consistent with these comments.

6. Page 8 of the Annual Plan (Races or Ethnicities with Disproportionate Housing Needs):

Add two specific bullet points:

Affirmatively market to races/ethnicities shown to have disproportionate housing needs. This could include outreach through the media that might encompass radio, television, and print media campaigns.

Conduct Community outreach forums to explain the Housing Authority’s programs throughout the County

The Agency Plan already contains the strategy to affirmatively market to races/ethnicities shown to have disproportionate housing needs. The Plan does not require further specification regarding the exact means that would be employed. All that notwithstanding, the HACK may employ all means outlined by the commentator and more.

7. Annual Plan, pg. 11 & pg. 15: Revise Section 8 and LIPH Admissions Preferences, giving Families with Disabilities a high Preference.

Preferences have been re-worked. See explanations included in responses to Comments #23 and #27 by Joshua Rudnick of GBLA.

CA008n18

CA008n19

1/27/00

Comments from HACK's Resident Advisory Committee:

1. HACK should consider additional ‘screenings’ six months following move-ins to determine if residents are complying with the terms of the lease, particularly involving undesirables at the residence. Neighbors should be surveyed to determine what kind of residents are being housed.

HACK does not have the resources to perform additional screenings.

2. Walter Williams of GBLA, a Committee attendee, noted that HACK’s Family Self-Sufficiency Program needs additional staff, as evidenced by a lack of prompt responses from HACK’s FSSP worker when residents call or wish to enter the Program.

One (1) additional staff is being hired in April for the FSS Program.

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