

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBE COMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Housing Authority of the County of Kern

PHANumber: CA008

PHAFiscalYearBeginning: July 1, 2003

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
Housing Authority of the County of Kern
60124th Street, Bakersfield, California 93301
- 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
Housing Authority of the County of Kern
60124th Street, Bakersfield, California 93301
- 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
Housing Authority of the County of Kern
60124th Street, Bakersfield, California 93301
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
 [24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (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 and by assisting residents toward self -sufficiency and home ownership.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those 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 their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
 Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - 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)

- Improve voucher management: (SEMAP score) Goal: to attain 'Standard Performer Status'
- Increase customer satisfaction: as measured by PHA's score on R.A.S.S.
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: Goal: to fully utilize available capital funds
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing: as provided in the approved HOPEI Plan
- Provide replacement vouchers:
- Other: (list below)
 - Utilize tax exempt bonds backed by Capital Fund to address deferred maintenance.

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling: to all new Section 8 participants and to existing participants at redetermination
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs: HOPEI Project
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
 - Utilize project-based Section 8 to allow very low-income residents more access to affordable housing developments

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, and 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 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 five years

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, religion, national origin, sex, familial status, disability, sexual orientation, marital status, ancestry, and 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 and HUD Activities."
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, marital status, ancestry and 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 and sustain a utilization rate of 98% in the Section 8 Program.
2. Acquire/construct a larger, more customer-friendly Central Housing Authority building (by 09/01/02)

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypoliciessthePHAhasincludedintheAnnualPlan.

ThisyeartheHousingAuthorityoftheCountyofKern(HACK)submitsitfourthannualagencyplantotheU.S.DepartmentofHousingandUrbanDevelopment(HUD).Thisexecutivesummarywillhighlightmajoradditionsorchangestotheplanfor2003andtheprojectsthatareunderwayasapprovedinpreviousyears.

Majorchangesplannedfor 2003includeaseniorhousingdevelopmentinpartnershipwiththeCityofBakersfield(OldTownKern/BakerStreet)andconstructionof100single-familyresidencesonpropertylocatedinsouthBakersfield(Greenfield).HACKisalsoexploringopportunitiesforseniorhousingdevelopmentsinnorthBakersfieldandLakeIsabella.WewillbeexploringandpursuingavailableoptionsfordevelopmentofanassistedlivingfacilityforseniornearthenewCentralOfficecomplex,creatingpartnershipsforthedevelopmentofemergencyhousingforthehomeless(ShelterPlusCareprogramoptionsforsinglesandfamilies),andthedevelopmentofcommercialspace tocomplimentneedsofresidentsatCA008 -2(AdelanteVista -Bakersfield),CA008 -5(LittleVillage -Bakersfield),andCA008 -6B(LittleVillage -Bakersfield).Dispositionoftheformeradministrativeofficecomplexat525RobertsLane,Bakersfield,willbe completed.HACKwillcontinuetopursueavailabletaxcreditoptionsstoconstruct additional low -incomepublichousingdevelopmentsasopportunitiesarise,with particularfocuson80single -familyresidencesintheDelanoarea,andto acquire/constructadditionalaffordablehousingasopportunitiesinthelocalcommunity arise.Additionalopportunitiestoexploreincludesecuringaccesstofundingfromthe StateofCaliforniamadeavailablethroughthepassageofProposition46.

Although it appears that HACK has maintained High Performer status in the Public Housing Assessment System, this has not been confirmed by HUD. Therefore, the Plan includes all components required for housing authorities performing at a standard level.

Major programs in process include:

1. HOPEI Homeownership Program – Some units have now closed escrow and the construction of the first replacement housing development is nearing completion.
2. Expansion of the Ruben Blunt Village development – Some funding has been secured and other funding options are being finalized so construction can begin.
3. Expansion of the Section 8 Program – Staff are maintaining a high leaseup rate, continue to bring new landlords/owners into the program and HACK will continue to apply for additional vouchers to expand the program.
4. Construction of a new office complex – Construction was completed and HACK has taken occupancy; disposition of the old central office complex is in process in order to reduce debt service on the new construction.
5. Continuation of grant funded programs for residents, including PHDEP, ROSS, Service Coordinator, and Family Self Sufficiency – HACK continues to explore funding opportunities to maintain and expand existing programs and services to tenants and Section 8 participants, with an increasing number of residents successfully completing the Family Self Sufficiency program.
6. Continuing modernization of various developments via the Capital Fund Program – Staff utilize all available capital funding to maintain and upgrade our housing stock and seek to enhance modernization opportunities by accessing any additional funding sources available.
7. Continuing modernization of developments via other funding sources – The second phase of reconstruction of the North Shafter Migrant Housing Center was completed and demolition and reconstruction of the Sunset Migrant Housing Center in Lamont is underway, including 100 replacement homes and a child care center. We are pursuing tax exempt bond funding for modernization of various LIPH/HUD sites.
8. Transitional Housing for Youth – HACK continues to collaborate with local agencies to provide housing and support services as foster youth transition into adulthood.
9. Acquisition/provision of affordable housing – HACK has completed acquisition of the Sunny Lane Senior Apartments and is working with private developer to maintain affordable housing at the Pioneer Pines Mobile Home Park. Staff will be developing ceiling rent levels for new developments, including the tax credit development in McFarland (Milagro del Valle).

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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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 filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration - Attachment 'A'
- FY2000 Capital Fund Program Annual Statement - Attachment 'B'
- Most recent board - approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart - Attachment 'C'
- FY2000 Capital Fund Program 5 Year Action Plan - Attachment 'D'
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) - Attachment 'E'
- Other (List below, providing each attachment name)

Attachment	Description
F	Other Comments (non-resident) received on draft Agency Plan
G	Statement of Progress
H	Project-Based Section 8 Assistance

- I Section 8 Home Ownership Capacity Statement
- J List of Resident Commissioners
- K Definitions: 'Substantial Deviation' and 'Significant Amendment or Modification'
- L Public Notice
- M Pet Policy
- N Capital Fund Performance and Evaluation Reports for Open Programs
- O Certification by State or Local Officials of Agency Plans' Consistency with the Consolidated Plan for the Cities of Bakersfield and Delano and the County of Kern
- P Civil Rights Certification

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 the program activities conducted by the PHA.

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
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent 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 <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> 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
	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	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	programs/plans	Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
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
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

[24CFR 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, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor 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 make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
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	4,300	5	4	3	4	4	3
Families with Disabilities	33,416	5	5	3	5	4	3

Housing Need of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
White	20,567	5	4	2	2	3	2
Hispanic	10,551	5	4	2	3	4	3
Black	3,095	5	4	2	4	3	2
American Indian	191	5	4	2	3	3	2
Asian	300	5	4	2	2	2	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:
 1. FY2000 -2001 through 2004- 2005 County Consolidated Plan, covering unincorporated areas plus Arvin, California City, Maricopa, McFarland, Ridgecrest, Shafter, and Tehachapi
 2. FY2000 -2005 City of Bakersfield Consolidated Plan
- 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

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

State the housing needs of the families on the PHA’s waiting list/s **.Complete one table for each type of 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.

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	6,866		1,144
Extremelylow income<=30%AMI	5,004	73%	
Verylowincome (>30%but<=50%AMI)	1,693	25%	
Lowincome (>50%but<80%AMI)	169	2%	
Familieswith children	4,834	70%	
Elderlyfamilies	110	2%	
Familieswith Disabilities	1,922	28%	
Race/Ethnicity – White	2,238	33%	
Race/ethnicity – Hispanic	2,613	38%	
Race/ethnicity – Black	1,654	24%	
Race/ethnicity – AmericanIndian	278	4%	
Race/ethnicity – Asian	83	1%	
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	3,240	47%	
2BR	2,524	37%	
3BR	936	14%	
4BR	162	2%	
5BR	3	<1%	

Housing Needs of Families on the Waiting List			
5+BR	1	<1%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?		6 Since October, 2002	
Does the PHA expect to reopen the list in the PHA Plan year?			<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> 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	2,825		471
Extremely low income <= 30% AMI	2,463	87%	
Very low income (>30% but <=50% AMI)	322	11%	
Low income (>50% but <80% AMI)	40	2%	
Families with children	2,148	76%	
Elderly families	78	3%	
Families with Disabilities	599	21%	
Race/Ethnicity – White	702	25%	
Race/ethnicity - Hispanic	1,463	52%	
Race/ethnicity – Black	547	19%	
Race/ethnicity – American Indian	87	3%	
Race/ethnicity – Asian	26	1%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,296	46%	
2BR	956	34%	
3BR	512	18%	
4BR	59	2%	
5BR	2	<1%	
5+BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families on the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **INTHE UPCOMING YEAR**, and the Agency's reasons for choosing 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 financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease 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 -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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)
Utilize project -based Section 8

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)
 1. Utilize project -based Section 8
 2. Seek to utilize funds available through California's voter -passed Proposition 46
 3. Construct new projects in Delano, Greenfield and Bakersfield

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)
Meet Federal targeting requirements in LIPI and 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)

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 voucher targeted to the elderly, should they become available
- Other: (list below)
 1. Work in partnership with other housing agencies to develop senior housing
 2. Apply for funding for Baker Street 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

Perform the modification needed in public housing, based on Section 504 guidelines for Public Housing. Provide 'reasonable accommodation' to persons with handicaps covered by Section 514 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 program to the same extent that people without disabilities do); Physical Accessibility (as much as practicable, allow people with disabilities to enter, use, and enjoy property under the 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 voucher 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 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)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	2,250,915	
b) Public Housing Capital Fund	2,043,835	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance	3,324,479	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	47,466	
g) Resident Opportunity and Self - Sufficiency Grants	294,395	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,925,830	
4. Other income (list below)		
Miscellaneous and Interest income	134,170	
4. Non -federal sources (list below)		
Total resources	10,021,087	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 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: (state number) 15
- When families are within a certain time of being offered a unit: (state time) (2-4 weeks)
- 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)
Credit history verification

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 plan 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 transfer 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)

c. 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)

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 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 reprisal or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admission 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 2 Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

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 development 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)

- 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

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B.
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 (if requested)
 Claims (if requested)
 Notices of termination (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
 Transitional Housing
 Emancipated Foster Care
- Other federal or local program (list below)
 MOD-Rehab
- b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)
- PHA main administrative office - by mail only
- Other (list below)
 All PHA development management offices - by mail only

(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:

Case-by-case with proper documentation that applicants were either unable to search for a unit during a portion of the period or that participant made an diligent search without positive results.

(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)

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 points system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

3 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 2 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 reprisal or hate crimes
 Other preference(s) (list below)

4. Among applicants on the waiting list with the 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 preference 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 admission 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)
Federal Regulations

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

- Through published notices
- Other (list below)
Media: television, radio and newspaper
Contacts with other community agencies that serves special populations

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA 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
- \$26-\$50

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

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

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

1. Yes 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 increase 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. Rentre -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
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)
 - At anytime the family experiences an income decrease
 - At anytime the family composition changes

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

Exemptions: PHA 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)

- 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)

1. Household has lost eligibility, or is awaiting eligibility determination by program officials, for a federal, state or local income assistance program.

2. Household would face eviction if forced to pay minimum rent.
3. Household income has decreased because of changed circumstances, including loss of employment.
4. Death in the household that affects household income.

5. Operations and Management

[24CFR Part 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. Attachment 'C'
- 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 the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	828	157
Section 8 Vouchers	3,185	382
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	28	3
Special Purpose Section 8 Certificates/Vouchers (list individually)	S+C55	9
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Shelter Plus Care Project Based	90	19
Emancipated Foster Youth Project Based	14	10
Transitional Housing Project Based	8	5
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks 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 or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

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

Low Income Public Housing Admissions and Continued Occupancy Policy
Maintenance Policy

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions 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

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

If yes, list additions to federal requirements below:

2. Which PHA offices 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)

B. Section 8 Tenant -Based Assistance

1. 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 offices 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)
Section 8 Office

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual 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 viability 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.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) 'B'

-or-

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

(2) Optional 5 -Year Action Plan

Agencies 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.

- a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. 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) 'D'

-or-

- 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 there)

B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability 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 HOPEVI 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 HOPEVI 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 Plans 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 HOPEVI revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:
Milagro del Valle, Maganda, south Bakersfield (Greenfield)

- 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:
Milagro del Valle, Maganda, south Bakersfield (Greenfield)

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

1. 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.)

2. 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/DispositionActivityDescription	
1a. Development name:	Rio Vista
1b. Development (project) number:	CA008 -01
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>15/01/03</u>
5. Number of units affected:	0
6. 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: January 15, 2003 b. Projected end date of activity: July 1, 2003

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

[24CFR Part 903.79(i)]

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

1. 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.)

2. 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:	

1b. Development (project) number:
2. Designation type: 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 <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. 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 FY1996 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.)

2. 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)

<p>question) <input type="checkbox"/> Other(explainbelow)</p>
<p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No:IsaConversionPlanrequired?(Ifyes,gotoblock4;ifno,goto block5.)</p>
<p>4.StatusofConversionPlan(selectthestatementthatbestdescribesthecurrent status) <input type="checkbox"/> ConversionPlanindevelopment <input type="checkbox"/> ConversionPlansubmittedtoHUDon:(DD/MM/YYYY) <input type="checkbox"/> ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) <input type="checkbox"/> ActivitiespursuanttoHUD -approvedConversionPlanunderway</p>
<p>5.Descriptionofhowrequirements ofSection202arebeingsatisfiedbymeansother thanconversion(selectone) <input type="checkbox"/> Unitsaddressedinapendingorapproveddemolitionapplication(date submittedorapproved: <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIDemolitionapplication (datesubmittedorapproved:) <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIRevitalizationPlan (datesubmittedorapproved:) <input type="checkbox"/> Requirementsnolongerapplicable:vacancyratesarelessthan10percent <input type="checkbox"/> Requirementsnolongerapplicable:sitenowhaslessthan300units <input type="checkbox"/> Other:(describebelow)</p>

B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsecti on5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved HOPE Iprogram(42U.S.C.1437aaa)orhasthePHAappliedor plantoapplytoadministeranyhomeownershipprogramsunder section5(h),theHOPEIprogram,orsection32oftheU.S. HousingActof1937(42U.S.C.1437z -4).(If“No”,skipto component11B;if“yes”,completeoneactivitydescriptionfor

each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHA completing streamlined submissions may skip to component 11B.)

2. 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"/> HOPEI <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>January 9, 1995 and September 25, 1998</u>
5. Number of units affected: 86 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. 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 in 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.)

2. Program Description:

a. Size of Program

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

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

b. 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:

See Supporting Documentation – Section 8 Administrative Procedures Plan Chapter 18

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 – Only PHAs are not required to complete sub – component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. 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? 13 – Dec-00

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) – Transitional housing for Emancipated Foster Care Youth

B. 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 home ownership participation
- Preference/eligibility for section 8 home ownership 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)
PHDEP	300	Voluntary	Development Office	Public Housing
ROSS	225	Voluntary	Development Office	Public Housing
Credit Counseling	Varies	FSS Program	Consumer Credit	Both
Home Buyers Program	Varies	FSS Program	Consumer Credit	Both
Substance Abuse Program	Varies	FSS Program	City Development	Both
Personal Development	Varies	FSS Program	Ebony Counsel Center	Both
Family Counseling	Varies	FSS Program	HACK	Both
Job Training	7	FSS Program	Consumer Counseling	Both
Educational Training	19	FSS Program	ETR/MAOF	Both
Post Secondary	Varies	FSS Program	Bakersfield Adult School	Both
Employment Counseling	Varies	PHDEP/ROSS	Bakersfield Adult School	LIPH
Employment Counseling	Varies	PHDEP/ROSS	Jobs First	LIPH
Job Training and Placement	Varies	PHDEP/ROSS	State of CA. -EDD	LIPH
Educational Training (Computer Training)	Varies	PHDEP/ROSS	Employers' Training Resource	LIPH
Educational Training ESL - Bakersfield	Varies	PHDEP/ROSS	Kern Adult Literacy Council	LIPH
Educational Training ESL - Shafter	Varies	PHDEP/ROSS	Richland-Lerdo School District-Shafter	LIPH

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PH A main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
			HealthyStart	
Family & Individual Counseling	Varies	PHDEP/ROSS	Henrietta Weill Institute	LIPH
Educational Training (GED)	Varies	PHDEP/ROSS	Baksfld. Adult School	LIPH
Parenting Classes	Varies	PHDEP/ROSS	Family-to-Family	LIPH
Employment Placement	Varies	PHDEP/ROSS	Proteus	LIPH
Referral Service – Food	Varies	PHDEP/ROSS	Kern County Food Bank	LIPH
Referral Service – Furniture	Varies	PHDEP/ROSS	St. Vincent De Paul	LIPH
Referral Service – Clothing	Varies	PHDEP/ROSS	McFarland Unified School District	LIPH
Domestic Abuse Counseling	Varies	PHDEP/ROSS	Alliance Against Family Violence	LIPH
Childcare Program	Varies	PHDEP/ROSS	Varies	LIPH

(2) Family Self Sufficiency program/s

a. 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	36	7 as of January 3, 2003
Section 8	320	144 as of January 3, 2003

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 plan to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

The PHA has recently terminated participants from the program due to non-compliance or voluntary withdrawal. In addition, as of December 23, 2002, seven participants graduated from the conventional program and 14 graduated from the Section 8 Program.

C. 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)

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

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small IPHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

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 area 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 level 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 action 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 anti-crime/anti-drug programs
- Other (describe below)

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

- CA008 -2–Adelante Vista, 1104 So. Robinson Street, Bakersfield, California
- CA008 -5–Little Village, 714 Smith Street, Bakersfield, California
- CA008 -5A –Little Village Annex, 517 Roberts Lane, Bakersfield, California
- CA008 -6–Oro Vista, 1104 So. Robinson Street, Bakersfield, California

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan 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)

- CA008 -2–Adelante Vista, 1104 So. Robinson Street, Bakersfield, California
- CA008 -5–Little Village, 714 Smith Street, Bakersfield, California
- CA008 -5A –Little Village Annex, 517 Roberts Lane, Bakersfield, California
- CA008 -6–Oro Vista, 1104 So. Robinson Street, Bakersfield, California

C. Coordination between PHA and the police

1. 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)

- CA008 -2–Adelante Vista, 1104 So. Robinson Street, Bakersfield, California
- CA008 -5–Little Village, 714 Smith Street, Bakersfield, California
- CA008 -5A –Little Village Annex, 517 Roberts Lane, Bakersfield, California
- CA008 -6–Oro Vista, 1104 So. Robinson Street, Bakersfield, California

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

See supporting documentation (LIPHA Admissions & Continued Occupancy Policy) and Attachment 'M'

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

See supporting documentation and Attachment 'P'

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. 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.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions 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.

1. Yes No: 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)

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

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

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

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

- Attached as Attachment 'E'
- Provided below:

3. 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)

B. Description of Election process for Residents on the PHA Board

1. 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.)

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

3. Description of Resident Election Process

a. 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)

b. 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)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant assistance) -based
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

City of Bakersfield
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)
Issuing more Section 8 vouchers; Capital Fund; EOC -Child Care Center; \$1 Home through the City of Bakersfield; Bakersfield, Delano, and McFarland Mixed Finance Developments; Expansion of Ruben J. Blunt Village; acquisition of additional property in Bakersfield and possibly Lake Isabella.
- Other: (list below)

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

County funding for Building Blocks; City of Bakersfield funding for senior housing; the County and the Cities of Bakersfield and Delano support HACK's efforts to expand the amount of affordable housing.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

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

Attachment 'A'

Deconcentration Policy

3-4 DECONCENTRATION OF POVERTY AND INCOME MIXING IN PUBLIC HOUSING

Under the Quality Housing and Work Responsibility Act of 1998, 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 by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with lower or higher income. We will accomplish this in a uniform and non-discriminatory manner.

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, 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.

3-4(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.

3-4(B)

When necessary to accomplish the deconcentration of poverty and income mixing objectives, HACK may offer one or more incentives to eligible applicant 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.

3-4(C)

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

3-4 (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.

LIPH Admissions & Continued
Occupancy Policy

Revised:04/2002
Board Approved:05/08/2002

**Annual Summary
Capital Fund Program**

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHAName: Housing Authority of the County of Kern	Grant Type and Number Capital Fund Program Grant No: CA16P008502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations	163,265.00			
3	1408 Management Improvements	163,265.00			
4	1410 Administration	154,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	210,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	881,390.00			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	12,500.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	43,235.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,632,655.00			
22	Amount of line 21 Related to LBP Activities	4,000.00			
23	Amount of line 21 Related to Section 504 compliance	18,000.00			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	30,000.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P008502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. PHA Wide	Operations	1406		163,265.00				
2. PHA Wide	Management Improvement	1408						
	a) Job Training -Sec3		10	78,000.00				
	b) LIPH -Training		20	15,000.00				
	c) Resident Initiatives			8,000.00				
	d) Computers software			2,500.00				
	e) Technical Support			59,765.00				
3. PHA Wide	Administration	1410	7	163,265.00				
4. a) PHA Wide	Fee's Cost	1430.01		90,000.00				
b) PHA Wide	Inspection Cost	1430.07		110,735.00				
5.) CAL8 -03, Valle Vista	Modernize Prototype	1460	1	110,000.00				
6.) CAL8 -05 Little Village	R/R Windows/Exterior Facade Modernization	1460	6	301,390.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P008502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
7.) CAL8 -6B, Little Village	R/R Windows/Exterior Facade Modernization	1460	2	210,000.00					
8.) CAL8 -02, Adelante Vista	R/R Windows & Exterior Facade	1460	6	60,000.00					
9.) CAL8 -6A, Oro Vista	Modernize Prototype	1460	1	90,000.00					
10.) Cal8 -6A, Rio Vista	Rehab unit ADA	1460	1	110,000.00					
11.) PHA Wide	Non-Dwelling Equipment - Office equip.	1475		12,500.00					
12.) PHA Wide	Relocation	1490		5,000.00					
13.) PHA Wide	Contingency	1502		43,235.00					

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the County of Kern	Grant Type and Number Capital Fund Program No: CA16P008502-03 Replacement Housing Factor No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. PHA Wide - Operation	3/05			9/06			
2. PHA Wide -M.I.							
a) Job Training -Sec3	3/05			9/06			
b) LIPH -Training	3/05			9/06			
c) Resident Initiatives	3/05			9/06			
d) Computer Service	3/05			9/06			
e) Technical Support	3/05			9/06			
3. PHA Wide -Admin.	3/05			9/06			
4. PHA Wide							
a) Fee's & Cost	3/05			9/06			
b) Inspection Cost	3/05			9/06			
5. CAL8 -3, Valle Vista	3/05			9/06			
6. CAL8 -5, Modernize	3/05			9/06			
7. CAL8 -6B, Modernize	3/05			9/06			
8. CAL8 -2, R/R Windows/Exterior	3/05			9/06			
9. CAL8 -6A, Color Coat Change Ext. Facade	3/05			9/06			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Housing Authority of the County of Kern	Grant Type and Number Capital Fund Program No: CA16P008502-03 Replacement Housing Factor No:	Federal FY of Grant: 2003
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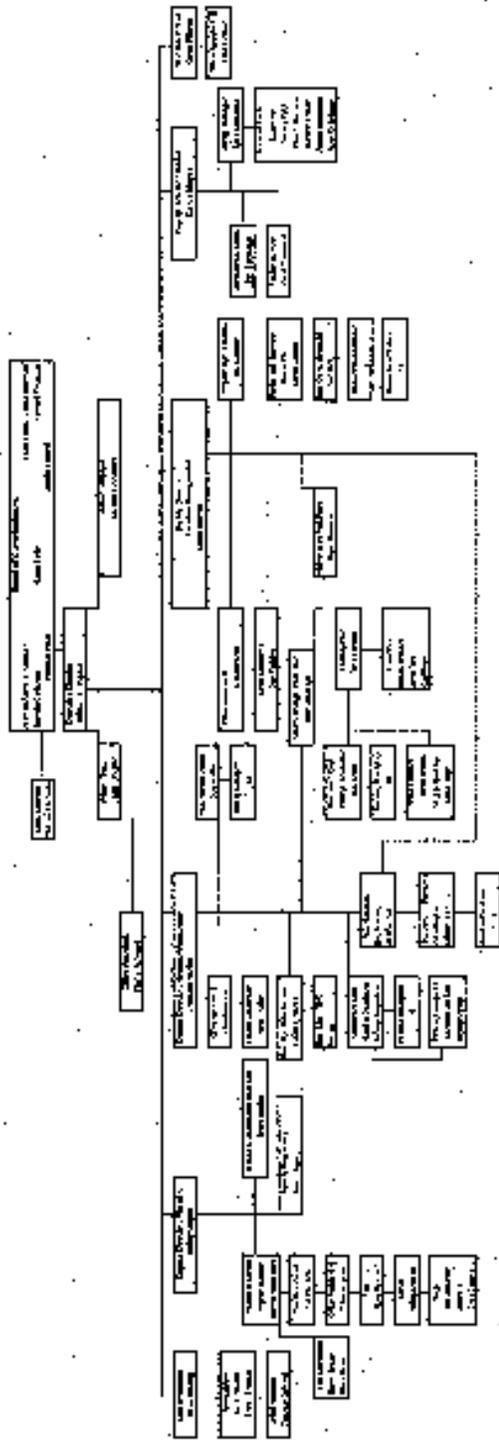
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
10. Cal8 -01, Rehab Unit -ADA	3/05			9/06			
11. PHA Wide – Non -Dwelling Equip.	3/05			9/06			
12. PHA Wide - Relocation	3/05			9/06			
13. Contingency	3/05			9/06			

Attachment 'C'

**HackManagement
OrganizationalChart**

HACK ORGANIZATIONAL CHART

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**CapitalFundProgram
FiveYearActionPlan**

CapitalFundProgramFive -YearActionPlan
PartI:Summary

PHAName		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant:2004 PHAFY:2004	WorkStatementforYear3 FFYGrant:2005 PHAFY:2005	WorkStatementforYear 4 FFYGrant:2006 PHAFY:2006	WorkStatementforYear 5 FFYGrant: 2007 PHAFY:2007
	Annual Statement				
PHAWide		195,000	200,000	200,000	200,000
PHAWide		225,926	243,926	270,650	270,650
8-01,RioVista		170,000	170,000	205,000	180,000
8-02,Adelante Vista		78,000			
8-03,ValleVista		155,750	205,750	205,000	220,000
8-04,MonteVista		150,000	230,000	224,000	175,000
8-05,LittleVillage		450,000	450,000	450,000	450,000
8-6A,OroVista		150,000	95,000	95,000	
8-6B,LittleVillage					
8-07,TerraVista		90,000	90,000		
8-14,PlazaTowers		250,000	295,000	295,000.00	250,000
CAL8 -18, Parkview		175,000.00	200,000	200,000.00	200,000

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkAct ivities**

Activities for Year1	ActivitiesforYear: <u>2004</u> FFYGrant:2004 PHAFY:2004			ActivitiesforYear: <u>2005</u> FFYGrant:2005 PHAFY:2005		
	Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategorie s	Estimated Cost
See Annual Statement	PHAWide	ManagementImprovements	195,000.00	PHAWide	ManagementImprovements	200,000.00
	8-01,RioVista	SecurityFencing&Lighting	5,000.00	8-01,RioVista	SecurityFencing&Lighting	5,000.00
		R/RWindows, Ext.Facade&Pipe Restoration	165,000.00		R/RWindows&Ext.Facade	165,000.00
	8-02,Adelante Vista	SecurityFencing&Lighting	3,000.00			
		R/RWindows&Ext.Facade	75,000.00			
	8-03,ValleVista	SecurityFencing&Lighting	5,000.00	8-03,ValleVista	SecurityFencing&Lighting	5,000.00
		R/RWindows,Ext.Facade&Heaters	150,750.00		R/RWindows,Ext.Facade&Heaters&Mod.Prototype	200,750.00
	8-04,MonteVista	R/RHeaters,R/RRoofs -Redesign	150,000.00	8-04,MonteVista	R/RHeaters, R/RRoofs -Redesign	230,000.00
	8-05,Little Village	Modernization,LBPAbatement	450,000.00	8-05,Little Village	Modernization,LBPAbatement	450,000.00
	8-6A,OroVista	R/RWindows,Colorcoatbuilding, ChangeExt.Facade/Roofs	150,000.00	8-6A,OroVista	R/RWindows,Colorcoatbuilding, ChangeExt.Facade/Roofs	95,000.00
	8-07,TerraVista	R/RParkingareas,sidewalk& Heaters	90,000.00	8-07TerraVista	R/Rsidewalk&Heaters	90,000.00
	8-14,Plaza Towers	Modernization&PaintExterior	250,000.00	8-14,Plaza Towers	Modernization&PaintExterior	295,000.00
	8-18,Parkview	ColorCoatBuilding&roofs	150,000.00	8-18,Parkview	ColorCoatBuilding&roofs	175,000.00
		SiteImprovements	25,000.00		SiteImprovemen ts	25,000.00
	TotalCFPEstimatedCost		\$1,863,750			\$1,935,750

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

ActivitiesforYear: <u>2006</u> FFYGrant:2006 PHAFY:2006			ActivitiesforYear: <u>2007</u> FFYGrant:200 7 PHAFY:2007		
Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
PHAWide	ManagementImprovements	200,000.00	PHAWide	ManagementImprovements	200,000.00
8-01,RioVista	SecurityFencing&Lighting	5,000.00	8-01,RioVista	SecurityFencing&Lighting	5,000.00
	R/RWindows&Ext.Facade	200,000.00		R/RWindows&Ext.Facade	175,000.00
8-03,ValleVista	SecurityFencing&Lighting	5,000.00	8-03,ValleVista	R/RWindows, Ext.Facade& Heaters	220,000.00
	R/RWindows,Ext.Facade& Heaters	200,000.00			
8-04,MonteVista	R/RRoofs -Redesign	224,000.00	8-04,MonteVista	R/RRoofs -Redesign	175,000.00
8-05,LittleVillage	Modernization,LBPAbatement	450,000.00	8-05,LittleVillage	Modernization,LBPAbatement	450,000.00
8-6A,OroVista	R/RWindows,Ext.Facade &Roofs	95,000.00			
8-14,PlazaTowers	Modernization	295,000.00	8-14,PlazaTowers	Modernization	250,000.00
8-18,Parkview	ColorCoatBuilding&Roofs	175,000.00	8-18,Parkview	ColorCoatBuilding&Roofs	175,000.00
	SiteImprovements	25,000.00		SiteImprovements	25,000.00
TotalCFPEstimatedCost		\$1,874,000			\$1,685,000

Attachment 'E'

**Comments from HACK 's
Resident Advisory Board Committee
Regarding HACK 's Y2003 Agency Plan**

**Comments Received From the Resident Advisory Board Regarding
the Housing Authority of the County of Kern's (HACK's)
Draft Y2 003 Agency Plan**

Comment: The Plan seems good and builds on what the Housing Authority is currently doing.

Response: *HACK appreciates the support from the Resident Advisory Board for the current goals and activities of the Agency.*

Comment: One member expressed concern over impending State (California) budget cuts and how the Agency Plan will be impacted by these cuts.

Response: *Under existing Agency financing, the impact of State budget cuts on HACK activities is minimal. However, there is an impact from changes at the Federal level.*

Comment: One member commented that the Agency is fortunate to be able to provide the programs and services currently provided to the community.

Response: *HACK appreciates the support for the program and service provisions of the Agency Plan.*

Comment: One member appreciated being able to have input into the Agency Plan and activities.

Response: *Under existing laws and regulations, one of the primary purposes of the Resident Advisory Board is to provide input to and comment on the Agency Annual and Five-Year Plans. However, HACK appreciates the participation of the Resident Advisory Board in the annual planning process and the commitment of the individual Board members.*

Attachment 'F'

**Comments Received on HACK's Draft Agency Plan
with Responses to Each**

Comments from Non -Residents

**COMMENTS RECEIVED ON HACK'S DRAFT Y2003 AGENCY PLAN
WITH RESPONSES TO EACH**

I. Comments from Alan J. Peake, attorney with Wall, Wall, & Peake, received in a letter dated January 30, 2003:

The attorney stated that agency plan was reviewed and appear to be appropriate.

Response:

HACK appreciates Mr. Peake's review of the plan and concurs that the plan is appropriate for the Agency.

II. Comments received from Mr. Guy Greenlee, Director of the Community and Economic Development Department of the County of Kern, in a letter dated February 12, 2003:

The Director requested an additional clarification that HACK's preference system is consistent with the housing priorities rated as "High" in the County of Kern's Consolidated Plan. Mr. Greenlee advised that the City of Wasco elected not to participate in the County's Community Development Programs for FY 2003 - 2004 or 2004 - 2005 and should be deleted as a part of the County's Consolidated Plan as referenced on Page 7 of the Y2003 Annual Plan

Mr. Greenlee also suggested minor revisions to the plan for the ease of the general public reader, such as an initial definition of acronyms used in the Plan, and using name, location, and numerical designations of individual developments when referenced.

Response:

Mr. Greenlee's comprehensive review of the Plan, suggestions for improvement, and request for additional clarification are greatly appreciated

Clarification of HACK's preference system was provided to Mr. Greenlee in a letter dated February 27, 2003. After a review of the clarifying information, Mr. Greenlee allowed that HACK's Agency Plan for Y2003 is consistent with the County of Kern's Consolidated Plan. The inclusion of the City of Wasco as a part of the County of Kern's Consolidated Plan was deleted and minor suggestions incorporated as a part of the annual plan. Consistent with the Plan format required by HUD, acronyms are not initially defined in the Plan and a PHDEP plan was not required.

III. Comments were received in a letter dated January 30, 2003, from Kern County Human Services Director Beverly Beasley Knight:

The Directors supported the Plan as presented. She committed to continuing coordinated efforts with the Agency to assist families and individuals in becoming self-sufficient. She specifically committed her Department's cooperation with client referrals, information sharing, and transitional housing for youth in the Emancipated Foster Care Program.

Response:

HACK appreciates the support for these provisions of the Agency Plan and the Director's commitment to continued cooperation with the Housing Authority.

IV. Comments from Michael Unser, Community Development Director for the City of Delano, were received in a letter dated February 21, 2003:

While Mr. Unser had no specific comments on the Plan, he did express willingness to work with HACK within the City of Delano.

Response:

HACK appreciates the review of the Plan and appreciates the City's willingness to work together on projects within its jurisdiction.

V. Comments were received from Diane Koditek, Director of the Mental Health Department of the County of Kern, in a letter dated February 21, 2003:

Ms. Koditek expressed concern for the lengthy Wait List and supported HACK's effort to apply for additional vouchers, particularly for persons with disabilities. She praised HACK's initiative in developing collaborative housing programs for special populations and supports the efforts for future developments mentioned in the Plan. She did indicate an increased need for housing assistance in areas outside Metropolitan Bakersfield.

Response:

HACK appreciates support for the provisions of the Plan to apply for additional vouchers and to develop housing opportunities for special populations. HACK recognizes the need for housing assistance in the more rural areas of its jurisdiction. The Agency Plan does include pursuing potential developments in the outlying communities.



CITY HALL
1015 ELEVENTH AVENUE
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DELANO, CALIFORNIA 93218-0939

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(805) 721-3812 Fax (City Manager) (805) 721-3814 Fax (Finance)
WWW.CITYOFDELANO.CA.GOV

COUNCIL MEMBERS
Arthur J. Amador
MAYOR

Don Callahan
MAYOR-PRO TEM

Ruben Hill

Pedro A. Flores

Leopoldo Velasco

CITY MANAGER
C.G. Huffaker

FEB 21 2003

February 20, 2003

William L. Carter
Executive Director
The Housing Authority of Kern County
601 - 24th Street
Bakersfield, CA 93301

Re: Housing Authority of Kern County Agency Plan

Dear Mr. Carter:

Thank you for providing the City of Delano with the opportunity to review and comment on the Agency's 5 Year Plan for Fiscal Years 2000-2004 and Annual Plan for Fiscal Year 2003. City staff has reviewed the document and have no specific comments other than we look forward to working with the Authority to improve the quality of life and housing conditions within the City of Delano.

Sincerely,

Michael R. Unser
Community Development Director

cc: C. G. Huffaker, City Manager
Vickie E. Maples, Assistant Community Development Director

Council & City Clerk	City Manager	Human Resources	Finance Admin.	Finance Mgmt.	Public Works	Police	Fire	Rec. Dev. Planning	Public Works Dept.	Engineering Dept.	Health & Parks	Public Works	Airport	Public Works Plant	Travel
721-3240	721-3242	721-3800	721-3810	721-3816	721-3877	721-3877	721-3540	721-3280	721-3280	721-3280	721-3171	721-3280	721-3280	721-3167	721-3177

FEB 18 2003

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Guy Greenlee, Director
Public Services Building
2700 M Street, Suite 250
Bakersfield, CA 93301-2370
Telephone (805) 862-5050
FAX (805) 862-5052
TTY Relay (800) 735-2929



RESOURCE MANAGEMENT AGENCY

David Price III, RMA Director
Community & Economic Development Department
Engineering & Survey Services Department
Environmental Health Services Department
Planning Department
Roads Department

February 12, 2003

William L. Carter
Executive Director
Housing Authority of the County of Kern
601 24th Street
Bakersfield, California 93301

RE: Housing Authority of the County of Kern's 2003 Agency Plan

Dear Mr. Carter:

Thank you for the opportunity to comment on the Authority's 2003 Agency Plan. As with the 2002 Plan, the 2003 Plan proposes a preference system that favors veterans first and, therefore, is not completely consistent with the housing priorities of the County's Consolidated Plan (Con Plan). The housing priorities given a "High" rating in the Con Plan are:

- a. Large Related Renter Households with 0 to 80% of the Median Family Income;
- b. Non-Homeless Persons with Special Needs. This group includes Elderly and Frail Elderly, People with Disabilities including Mental, Physical, and Developmental, Persons with an Alcohol or Drug Problem, and People with AIDS. The Con Plan gives this group special emphasis because these needs are often the most severe and difficult to meet locally; and
- c. Outreach, Transitional Shelter, and Other Housing (Except Emergency Shelter) for Homeless Persons, Individuals, Families, and Persons with Special Needs.

In order to find the 2003 Agency plan consistent with the County's Con Plan, we would need to be able to conclude that the proposed preference system would adequately serve the "High" priority groups cited in the Con Plan. If HACK can provide statistics that categorize Veterans and others who received a public housing unit or Section 8 voucher over the last one-year period into one of the three categories cited above we can verify consistency. We will consider other possibilities you may prescribe.

Mr. William J. Carter
February 12, 2003
Page 2

The City of Wasco should be deleted from the list of cities participating with the County's
Cum Plan (Page 7 of the Annual PHA Plan for 2003). The City elected not to be a part of the
County's Community Development Programs for FY 2003-04 or 2004-05.

Here are a few other minor suggested changes.

1. Acronyms such as PHA, ROSS, PHDEP, LTPH, and HACK should initially be defined for the general public reader.
2. Page 1 of the Annual PIA Plan for 2003 – Housing projects CA008-2, CA008-5, and CA008-6B should be given a name and location for the benefit of the reader.
3. Page 34 of the Annual PHA Plan for 2003 – Housing project CA008-06A should be given a name.
4. Page 40 of the Annual PHA Plan for 2003 – Item D. – An explanation of why HACK did not prepare a PHDEP Plan might be appropriate.
5. Page 41 of the Annual PIA Plan for 2003 – Item 18.A.1. – Since there is a response to 18.A.2., there should be responses to 18.A.1 and 18.A.3

Thank you for your attention to this matter. Please call me or Barry Jung, Senior Planner, if you would like to discuss this.

Sincerely,



Guy Greenlee
Director



WILLIAM L. CAPLER
Executive Director

HOUSING AUTHORITY OF THE COUNTY OF KERN

601 - 24TH STREET + BAKERSFIELD, CA 93301
PHONE: 661/631 9500



HACK 661 531-9500
TDD 661/631 1047

February 27, 2003

Guy Greenlee, Director
County of Kern
Community and Economic Development Department
2700 M Street Suite 250
Bakersfield, California 93301-2370

RE: Housing Authority of the County of Kern's (HACK) 2003 Agency Plan

Dear Mr. Greenlee,

Thank you for your letter of February 12, 2003, responding to our proposed Agency Plan. In response to your concerns regarding the consistency with the County's Consolidated Plan, please note the following:

- ❖ Our proposed plan does not change the preference system or the status of the veteran preference category. Our Agency has given priority to Veterans before other types of households for many years. However, many of the applicant families in the Veteran classification are also categorized as families with special needs (elderly and/or disabled).
- ❖ Mandated income targeting requires that not less than 75% of the families admitted from the waiting list shall be extremely low-income families, i.e., families whose annual income does not exceed 30% of the area median income. This means those larger renter families of low income and the elderly and the disabled who are usually on fixed incomes, receive equal priority depending on available unit sizes.
- ❖ HACK owns and operates residential facilities that target specific populations: Plaza Towers and Plaza Towers Annex (elderly and disabled persons); Park Place (senior housing); Parkview (senior housing-Arvin) and Sunnyside Apartments (elderly and disabled persons). New tenants are drawn from the Applicant Wait Lists.
- ❖ In addition to traditional Section 8 and Low-Income Public Housing programs, HACK operates a number of specific programs that target those with special

Guy Greenlee, Director
Community and Economic Development
February 27, 2003
Page 2

needs. These programs include: Building Blocks (homeless emancipated foster youth); Transitional Housing (homeless families); Green Gardens (mentally disabled); and Dulce Hogar and Mas Hogares (mentally disabled/special needs). Applicant households are drawn from a variety of sources that are in addition to the Applicant Wait Lists.

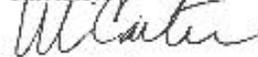
You may recall that one of our stated goals in changing the preference system last year was to be able to offer assistance to more large mainstream families. Available data for the Section 8 and low-income public housing programs from last year and the first six months of the current fiscal year shows the following families/households were housed from the Applicant Wait Lists:

	07/01/02 thru 12/31/02	07/01/01 thru 06/30/02
Section 8 Families	351	720
Public Housing	62	200
Total New Households	413	920
Disabled Families	163 (39.5%)	325 (35.5%)
Elderly Families	27 (6.5%)	80 (8.7%)
Low-Income Families	201 (48.7%)	458 (49.8%)
Low-Income Singles	22 (5.3%)	57 (6.2%)
Hard-to-House Families (six or more persons)	39 (9.4%)	48 (5.2%)

During the period of July 1, 2002 through December 31, 2002, of the total housed, only 19 families (4.6%) received the Veterans' preference compared to 37 (4.0%) during the previous year.

We appreciate your review of the Proposed Agency Plan for 2003. I am confident the recent admissions to our traditional Section 8 and Low-Income Public Housing Programs demonstrate the Housing Authority's continuing service to the populations considered "high" housing priorities in the County's Consolidated Plan and, therefore, consistency with that Plan. Please let me know should you have any further concerns.

Sincerely,



William L. Carter
Executive Director



January 30, 2003

FEB 04 2003

William L. Carter
Executive Director
Housing Authority of the County of Kern
601 24th Street
Bakersfield, California 93301

Dear Mr. Carter:

In response to your request, we have reviewed your Agency Plan (5 Year Plan for Fiscal Year 2000 - 2004 and Annual Plan for Fiscal Year 2003) and we support the plan as presented.

Your plan clearly documents your mission, goals, and objectives which are consistent with the Kern County Department of Human Services (DHS) vision that every child, individual, and family in Kern County is safe, healthy, and self-sufficient. It also provides comprehensive information on your work to preserve and expand affordable housing options within Kern County.

As the county agency responsible for the administration of Federal and State mandated financial assistance and services for persons unemployed and underemployed, DHS is committed to continuing our coordinated efforts with the Housing Authority aimed at jointly assisting families and individuals in becoming self-sufficient. These efforts as detailed in your plan and in our cooperative agreement include client referrals, information sharing, and transitional housing for Emancipated Foster Care youth.

Thank you for the opportunity to review and comment on your Agency Plan.

Sincerely,


Beverly Beasley Knight, JD
Director

BEVERLY BEASLEY KNIGHT, JD

DIRECTOR

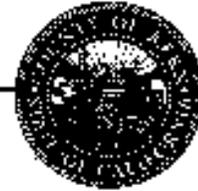
110 F. California Avenue, P.O. Box 511, Bakersfield, CA 93302
Tel: 805-833-1400 Fax: 805-833-1402 TDD: 805-833-2038
Website: <http://www.kerncounty.org>

COUNTY OF KERN

MENTAL HEALTH SYSTEM OF CARE

Janice G. Kodirek, M.J.T., Director

Administrative: 3330 Truxtun Avenue, Suite 290 • P.O. Box 1000 • Bakersfield, CA 93324
Voice: (818) 868-6600 • FAX: (818) 868-6466 • TTY Relay: 1-800-735-2925



William Carter
201 24th Street
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CA 93301-8199
Phone: (818) 868-6199
Fax: (818) 868-6199

February 21, 2003

FEB 27 2003

William Carter
201 24th Street
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Phone: (818) 868-6199
Fax: (818) 868-6199

William Carter, Executive Director
Housing Authority of the County of Kern
601 24th Street
Bakersfield, CA 93301

RE: HACK Agency Plan

Dear Bill
201 24th Street
Bakersfield, CA 93301-8199
Phone: (818) 868-6199
Fax: (818) 868-6199

Dear Bill:

Thank you for
201 24th Street
Bakersfield, CA 93301-8199
Phone: (818) 868-6199
Fax: (818) 868-6199

Thank you for the opportunity to review and comment on the Housing Authority's annual Agency Plan revision.

We note that
201 24th Street
Bakersfield, CA 93301-8199
Phone: (818) 868-6199
Fax: (818) 868-6199

We note that the Agency Plan proposes no significant changes to Section 8 and Low Income Housing admission or participation requirements from last year.

The fact that
201 24th Street
Bakersfield, CA 93301-8199
Phone: (818) 868-6199
Fax: (818) 868-6199

The fact that there are almost 7,000 families, including about 2,000 disabled families, currently on the Section 8 waiting list is of concern to us, however, and we support your efforts to apply for additional tenant-based vouchers for low-income families.

We hope that
201 24th Street
Bakersfield, CA 93301-8199
Phone: (818) 868-6199
Fax: (818) 868-6199

We hope that this will include additional HUD Mainstream Section 8 Program for Persons with Disabilities vouchers.

The Housing
201 24th Street
Bakersfield, CA 93301-8199
Phone: (818) 868-6199
Fax: (818) 868-6199

The Housing Authority has shown great initiative in recent years by developing a number of collaborative housing programs for special populations, including seniors, ex-foster youth, homeless individuals and families, and persons with mental and other disabilities.

Currently, we
201 24th Street
Bakersfield, CA 93301-8199
Phone: (818) 868-6199
Fax: (818) 868-6199

Currently, we are particularly interested in the Shelter Plus Care Program for disabled homeless persons and the possibility of a low-income senior development in Lake Isabella, both of which you mention in the revised plan.

Also, we are
201 24th Street
Bakersfield, CA 93301-8199
Phone: (818) 868-6199
Fax: (818) 868-6199

Also, we are very interested in collaborating with you on the proposed Green Gardens Expansion, which is not included in the Plan.

Increased
201 24th Street
Bakersfield, CA 93301-8199
Phone: (818) 868-6199
Fax: (818) 868-6199

Increased housing assistance in the rural areas, including information about HACK programs, technical assistance, and project development is also a critical need, as expressed by representatives from Ridgcrest, Boron and Kern River at last month's Affordable Housing Development Workshop.

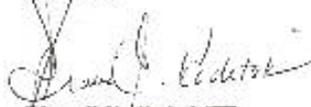
Housing Authority of the County of Kern
RE: HACK Agency Plan
February 21, 2003

Page 2

I wish to congratulate the Housing Authority again on its recent expansion and move to central Bakersfield.

We look forward to your continued leadership, support and collaboration in developing affordable housing opportunities for persons with disabilities and other special housing needs.

Sincerely,



Diane G Koditck, MFT
Director

DGK/GS:ss

Attachment 'G'

Statement of Progress

Housing Authority of the County of Kern

60124th Street, Bakersfield, CA 93301
Phone: (661) 631-8500

YEAR 2003 AGENCY PLAN - STATEMENT OF PROGRESS

The purpose of this document is to report progress on the goals of the five-year plan, as submitted to the U.S. Department of Housing and Urban Development (HUD) in year 2000.

Goal: Expand the supply of assisted housing in Kern County

During the first three years of the five-year period, the Housing Authority of the County of Kern (HACK) obtained 456 additional Section 8 Vouchers. The Authority purchased, rehabbed and began operating a four-unit development for Transitional Housing for Foster Youth. In addition, a 10-acre parcel of land was purchased and construction is nearly complete on 46 new single-family units (a tax-credit development) in McFarland. A 15-acre site has been purchased to develop an 80-unit affordable housing development in Delano and HACK is seeking funding sources. A 1.82-acre site next to the new Central Office complex has been purchased for an assisted-living/senior housing development. HACK also acquired the Sunny Lane Apartments, a 40-unit senior development. A 25-acre site in Greenfield (South Bakersfield) has been placed under an option to purchase and a residential development of 100 single-family dwellings is in the design stages. Working with its non-profit housing corporation (Golden Empire Affordable Housing, Inc - GEAHI.), a new 80-unit senior housing development in the City of Bakersfield has opened. The Authority also facilitated the purchase of a 90-unit SRO facility for the disabled.

Goal: Improve the quality of assisted housing

Management of assisted housing units improved, as evidenced by the low vacancy rate (approximately 3-4%) in the LIPH Program. HACK received a score of 84% on the new Public Housing Assessment System (PHAS) rating for the year 2000, 87% for the year 2001 and 88% for the year 2002. Though the PHAS is controversial, it is an extremely rigorous evaluation of the Authority's operation. The customer satisfaction subsystem score on the PHAS was extremely strong at 91%. In addition, numerous improvements to housing units and sites were made during the past three years, particularly at Little Village, Adelante Vista, Oro Vista, Terra Vista, Homer Harrison Homes, and Plaza Towers. We have also increased our inventory of single-family residences, units that are in high demand by our clientele.

Goal: Increase assisted housing choices

Section 8 voucher users were routinely given mobility counseling at initial briefings and recertifications. Voucher payment standards were also increased to 110% of the FMR. Regular meetings of the Landlord Advisory Group allowed Authority staff to outreach to more potential voucher landlords. In addition, during 2001, a "landlord liaison" function was established to

designate an employee who will assist in bringing new landlords into the program. The number of active Section 8 landlord participants has increased from 1402 to 1430 since 1999, despite the unfavorable housing market for Section 8 tenants.

Goal: Improve Community quality of life and economic vitality

Lower income families were assured access to higher income developments (to the extent possible with geographic areas) by HACK's use of one combined LIPH waiting list. Various improvements were made to housing security, including implementation of patrols (including night patrols at certain developments, improved lighting, and strategic use of fencing). Neighborhood Watch groups are active at the LIPH developments, also. HACK has partnered with the City of Bakersfield to establish a satellite law enforcement office at one LIPH site. The Authority has initiated the process for commercial development of a 2.7 acre parcel adjacent to one LIPH development which will provide 22,600 sq. ft. of tenant space for additional services, conveniences, and potential jobs for residents.

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

An additional child care center in Arvin was completed and is now open. HACK obtained funds to create an additional child care center in Delano, also (a USDA Project); modifications are underway and that site will be open soon. An additional Family Self-Sufficiency Coordinator has been hired to improve customer service; participation in programs and sponsored events continue to climb. The percentage of employed individuals in LIPH housing has increased and a total of 21 participants have graduated from the Family Self-Sufficiency Program. HACK is currently assisting 225 residents under the Resident Opportunities and Self-Sufficiency (ROSS) program. The Service Coordinator assists residents in attaining self-sufficiency and in maintaining independent living status.

Goal: Ensure Equal Opportunity and affirmatively further fair housing

The Housing Authority manages and markets its programs in ways that ensure access to individuals and families on an equal basis. Special programs exist for special populations, including the disabled. A Section 504 assessment was completed to identify potential problem areas and solutions identified to assure equal access.

Goal: Achieve and sustain a utilization rate of 98% in the Section 8 Program

Market conditions in Kern County (a tight rental market) continue to adversely affect our utilization rate. Section 8 utilization has been maintained at approximately 95% for the past 24 months even with the addition of new vouchers. Our goal continues to be 98% utilization, and we are making progress, despite the limited rental market.

Goal: Acquire a larger, more customer-friendly Central Housing Authority Facility

Construction was completed and HACK assumed occupancy of a new Central Office complex at 60124th Street, Bakersfield, California, on December 12, 2002. The new facility provides better

access from all areas within HACK's jurisdiction; has improved service areas for clients, including the lobby, conference rooms, interview rooms and restrooms accessible to the disabled; and offers ample parking for clients and staff. Reception services have been consolidated to simplify client access and reduce individual wait times.

Attachment 'H'

Project-BasedSection8

**HOUSING AUTHORITY OF
THE COUNTY OF KERN**

60124th Street, Bakersfield, CA 93301

Phone: (661) 631-8500

ATTACHMENT REGARDING PROJECT -BASED SECTION 8

During the FY 2003/2004 the Housing Authority of the County of Kern (HACK) intends to continue utilizing Project -Based Section 8 vouchers at the following developments:

Plymouth Street Transitional Housing Program - 8 units
Building Blocks Transitional Housing Program - 14 units

These are existing programs that serve the homeless. Section 8 assistance is needed as the supply of housing for this population through the tenant based program is very limited, or non-existent.

During the FY 2003/2004 HACK also intends to utilize project -based Section 8 vouchers in certain areas of the county where there is little available for tenants based vouchers (such as in the Lost Hills area), and in certain strategic locations where housing is needed for special populations (eg: mentally ill, seniors). Such locations may include Bakersfield, Wasco, or Ridgecrest. Project based assistance in these areas will guarantee the availability of units for a period of five to ten years.

HACK anticipates utilizing the 22 existing units of Project -Based Section 8 and assigning up to an additional 60 units during the year. The combined number (maximum of 82) will be well within 20% of the total number of Section 8 certificates/vouchers administered by HACK. HACK currently administers approximately 3,388 (3,262 Voucher, 90 SRO, & 36 MOD) Section 8 certificates/vouchers.

Attachment 'I'

Section 8 Homeownership Capacity Statement

**HOUSING AUTHORITY OF
THE COUNTY OF KERN**
60124th Street, Bakersfield, CA 93301
Phone: (661) 631 -8500

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

As provided in the Final Rule for Section 8 Homeownership Programs at CRF 982.625, the Housing Authority of the County of Kern (HACK) demonstrates its capacity to administer the program by satisfying the following criterion:

The HACK Section 8 Homeownership Program guidelines, contained in the Section 8 Administrative Plan, require a minimum investment of at least three percent (3%) of the purchase price, and require that at least 1% of the purchase price must come from the family's resources.

Attachment 'J'

**List of HACK 's
Resident Commissioners**

**HOUSING AUTHORITY OF
THE COUNTY OF KERN**

60124th Street, Bakersfield, CA 93301

Phone: (661) 631 - 8500

YEAR 2003 AGENCY PLAN - LIST OF RESIDENT COMMISSIONERS

Name Term Development Residing In

Brenda Callahan 2/10/03 - 2/10/05 Adelante Vista

Lassie Samuel* 2/10/03 - 2/10/05 Plaza Towers

Tenant Commissioners are reappointed by the Board of Supervisors for the County of Kern.

*Senior Citizen

**Definition of 'Substantial Deviation'
and
'Significant Amendment or Modification'**

**DEFINITIONS OF 'SUBSTANTIAL DEVIATION' &
'SIGNIFICANT AMENDMENT OR MODIFICATION'**

Whenever the Housing Authority of the County of Kern (HACK) 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.

Attachment 'L'

PublicNotice

Attachment 'L'

**HOUSING AUTHORITY OF
THE COUNTY OF KERN**

60124th Street, Bakersfield, CA 93301

Phone: (661) 631 - 8500

Fax to: 661 - 395-7540,
Attn: Elaine, tel: (661) 395 - 7243

To be published on one of the following days in *'The Bakersfield Californian'*: 01/20/03, 01/21/03, 01/22/03, 01/23/03 or, at the latest, 01/24/23. Please bill us.

PUBLIC NOTICE

The Housing Authority of the County of Kern has developed its Y2003 Agency Plan, in compliance with the Quality Housing & Work Responsibility Act of 1998. It is available for review at the Authority's Offices, located at: 60124th Street, Bakersfield, California. The Authority's hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday. In addition, a Public Hearing will be held on March 12, 2003 at 3:00 p.m. The public is invited.

NOTICIA PUBLICA

La Autoridad de Viviendas del Condado de Kern, a desarrollado su Plan de Agencia en cumplimiento con el Acto de 1998 Responsabilidades de Trabajo y Calidad de Viviendas. Estadisponible para revision en la Oficina de la Autoridad de Viviendas localizada en 60124th Street, Bakersfield, California. Las horas de operacion de la Autoridad de Viviendas son de 8:00 a.m. a 5:00 p.m. de Lunes a Viernes. Adicionalmente, una Audiencia Publica se llevara cabo el 12 de Marzo, 2003, en la Oficina de la Autoridad de Viviendas a las 3:00 p.m. Todos estan invitados.

Contact person: Susan Gonzales, tel: (661) 631 - 8500, ext. 2007
Fax: (661) 631 - 9500

Attachment 'M'

PetPolicy

Pet Policy

5-6 PET POLICY

5-6(A)

The dwelling lease may be amended or a separate "Pet Agreement" executed to permit keeping common household pets under the following circumstances :

1. Elderly disabled families and/or non -elderly families, residing in any public housing unit may request permission to have pets, in accordance with HACK's Pet Policy, Appendix V; and will be granted such permission provided they execute the proper "Authorization for Pet Ownership" Pet Agreement." An additional pet deposit in the amount of \$150.00 will be required for each pet at the time the agreement is signed. (State Law effective 1/1/82).
2. The Pet Policy does not apply to any animals used as auxiliary aids by persons with disabilities. Assistance animals, such as, a "guided dog" properly trained for the blind or a "signal dog," are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and common facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbor.

5-6 (B)

Residents must have written prior approval before moving a pet into their unit. Residents must request approval on the "Authorization for Pet Ownership Form" that must be fully completed before HACK will approve the request .

5-6 (C)

HACK will allow only domesticated animals such as a dog, cat, bird, rodent (including a rabbit), fish or turtle in aquarium units. Common household pets do not include reptiles (except turtles). All dogs and cats must be neutered or spayed before they reach 9 months of age. A licensed veterinarian must verify this fact .

1. Only one (1) pet per unit allowed.
2. Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.
3. No animal may exceed twenty (20) pounds in weight.

5-6(D)

In order to be registered, pets must be appropriately inoculated against rabies, distemper , and other conditions prescribed by state and local ordinances. They must comply with all other state and local public health, animal control, and anti -cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with HACK to attest to the inoculations.

5-6(E)

A pet deposit of \$150.00 is required at the time of registering a pet. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.

5-6(F)

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and HACK reserves the right to exterminate and charge to the resident.

5-6(G)

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Pets whomake noise continuously and/or incessantly for a period of 10 minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.

Repeated substantiated complaints by neighbors or HACK personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance will result in the owner having to remove the pet or move him/herself.

5-6(H)

Pets must be kept in the owner's apartment or on a leash at all times when outside (no outdoor cages may be constructed). Pets will be allowed only in designated areas on the grounds of the projects. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

With the exception of assistive animals, no pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, lobby, beauty shop, hallways, or office of any of HACK sites.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats, or other pets, those pets may be barred from certain wings (or floors) in our development(s)/building(s). This shall be implemented based on demand for this service.

5-6(I)

Pets that meet the size and type criteria outlined above may visit the projects/buildings where pets are allowed for up to two weeks without HACK approval. Tenants who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. If visiting pets violate this policy or cause the tenant to violate the lease, the tenant will be required to remove the visiting pet.

5-6(J)

HACK, or an appropriate community authority, shall require the removal of any pet from the project if the pet's conductor or condition is determined to be a nuisance or a threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, HACK has permission to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.

5-6(K)

Pets may not be left unattended in a dwelling unit for over 12 hours. If the pet is left unattended and no arrangements have been made for its care, HACK will have the right to enter the premises and take the pet to be cared for to be boarded at a local animal care facility at the total expense of the resident.

Pet bedding shall not be washed in any common laundry facilities.

Residents must take appropriate action to protect their pets from fleas and ticks.

All dogs must wear a tag bearing the resident's name and phone number and the date of the latest inoculation.

Pets cannot be kept, bred or used for any commercial purpose.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in a plastic bag and placed in a trash container.

A pet owner shall physically control or confine his/her pet during the times when HACK employees, agents of the Housing Authority or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

If a pet causes harm to any person, the pet's owner shall be required to permanently remove the pet from HACK's property within 24 hours of written notice from HACK. The pet owner may also be subject to termination of his/her dwelling lease.

A pet owner who violates any other condition of this policy may be required to remove his/her pet from the development within 10 days of written notice from HACK. The pet owner may also be subject to termination of his/her dwelling lease.

HACK's grievance procedure shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

Attachment 'N'

**Capital Fund
Performance and Evaluation Reports
For Open Programs**

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHAName: <i>Housing Authority of the County of Kern</i>	Grant Type and Number Capital Fund Program Grant No: CA16P008501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: <i>2000</i>
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **12/31/02** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	87,276.97		87,276.97	87,276.97
3	1408 Management Improvements	153,516.54		153,516.54	153,516.51
4	1410 Administration	124,193.68		124,193.68	124,193.68
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	141,712.37		141,712.37	140,019.31
8	1440 Site Acquisition	154,591.28		154,591.28	154,591.28
9	1450 Site Improvement	242,597.00		242,597.00	242,597.00
10	1460 Dwelling Structures	1,128,194.21		1,128,194.21	1,126,676.01
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	11,752.95		11,752.95	11,752.13
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 –20)	\$2,043,835.00	\$2,043,835.00	\$2,043,835.00	\$2,040,622.89
22	Amount of line 21 Related to LBP Activities	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
23	Amount of line 21 Related to Section 504 compliance	\$80,000.00	\$73,000.00	\$73,000.00	\$73,000.00
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 Related to Security –Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$100,000.00	\$ 98,000.00	\$98,000.00	\$98,000.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: <i>Housing Authority of the County of Kern</i>		Grant Type and Number Capital Fund Program Grant No: CA16P008501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1) PHA Wide	Operations	1406		\$87,276.97		\$87,276.97	\$87,276.97	Completed
2) PHA Wide	Management Improvement	1408						
	a) Job Training -Sec3		10	\$99,231.38		\$99,231.38	\$99,231.38	Completed
	b) LIPH -Training		15	\$527.36		\$527.36	\$527.36	Completed
	c) Consultants		25	\$6,600.00		\$6,600.00	\$6,600.00	Completed
	d) Resident Initiatives		3	\$4,937.03		\$4,937.03	\$4,937.03	Completed
	e) Computer Software		9	0.00		\$0.00	0.00	
	f) Technical Support		2	\$42,220.77		\$42,220.77	\$42,220.77	Completed
3) PHA Wide	Administration	1410	8	\$124,193.68		\$124,193.68	\$124,193.68	Completed
4) PHA Wide	a) Fee's & Cost	1430		\$83,937.40		\$83,937.40	\$83,937.40	Completed
	b) Inspections	1430		\$57,774.97		\$57,774.97	\$55,974.83	Completed
5a) PHA Wide	Site Improvements -R/R Driveways/sidewalks	1450	4	\$40,746.00		\$40,746.00	\$40,746.00	Completed
b) Cal 8 -14, Plaza Towers	Parking Improvements	1450	1	\$201,851.00		\$201,851.00	\$197,336.00	Completed
6) PHA Wide	Energy Performance Contract	1460	902	\$98,035.00		\$98,035.00	\$98,035.00	Completed
7) Cal 8 -6B, Little Village	Modernization -LBPA abatement	1460	10	\$686,423.08		\$686,423.08	\$686,423.08	Completed

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: <i>Housing Authority of the County of Kern</i>		Grant Type and Number Capital Fund Program Grant No: CA16P008501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
8) Cal8 -07, Terra Vista	R/R Windows/Exterior Facade	1460	12	\$198,025.69		\$198,025.69	\$196,507.49	Completed
9) Cal8 -02, Adelante Vista	R/R Windows/Exterior Facade	1460	12	\$145,324.97		\$145,324.97	\$145,324.97	Completed
10) Cal8 -03, Valle Vista	R/R Windows/Exterior Facade	1460	14	\$385.47		\$385.47	\$385.47	Completed
11) Non - Dwelling	Non-Dwelling Equipment	1475		\$11,752.95		\$11,752.95	\$11,752.95	Completed
12) PHA Wide	Relocation	1495		\$0.00				
13) PHA Wide	Contingency	1502		\$0.00				
14) Cal8 -14, Plaza Towers	Property Purchase	1440	1	\$154,591.28		\$154,591.28	\$154,591.28	Completed

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: <i>Housing Authority of the County of Kern</i>		Grant Type and Number Capital Fund Program No: CA16P008501-00 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1) Operations	3/02		2/00	9/03		03/02	
2) PHA Wide -M.I.							
a) Job Training -Sec3	3/02		2/00	9/03		03/02	
b) LIPH -Training	3/02		2/00	9/03		03/01	
c) Consultants	3/02		2/00	9/03		09/01	
d) Residents Initiatives	3/02		2/00	9/03		12/01	
e) Computer Software	3/02		2/00	9/03		2/00	
f) Technical Support	3/02		2/00	9/03		03/02	
3) PHA Wide -Admin	3/02		2/00	9/03		12/01	
4a) PHA Wide -Fee's & Cost	3/02		2/00	9/03		12/01	
b) Inspection Cost	3/02		2/00	9/03			
-Site Improvements							
5a) PHA Wide	3/02		2/00	9/03		06/01	
b) Cal8 -14, Plaza Towers	3/02		2/00	9/03			
6) PHA Wide	3/02		1/00	9/03		09/01	
7) Cal8 -6B, Little Village	3/02		2/00	9/03		10/01	
8) Cal8 -07, Terra Vista	3/02		2/00	9/03			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: <i>Housing Authority of the County of Kern</i>		Grant Type and Number Capital Fund Program No: CA16P008501-00 Replacement Housing Factor No:					Federal FY of Grant: <i>2000</i>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
9) Cal8 -02, Adelante Vista	3/02		2/00	9/03		09/01	
10) Cal8 -03, Valle Vista	3/02		2/00	9/03		09/01	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHAName: <i>Housing Authority of the County of Kern</i>	Grant Type and Number Capital Fund Program Grant No: <i>CA16P008502-01</i> Replacement Housing Factor Grant No:	Federal FY of Grant: <i>2001</i>
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **12/31/02** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	208,294.40	217,794.49	217,794.49	188,724.89
4	1410 Administration	201,230.00		201,230.00	114,664.86
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	378,650.00	404,050.40	404,050.40	159,713.69
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	302,796.60	301,075.00	301,075.00	301,075.00
10	1460 Dwelling Structures	348,705.00	313,804.51	313,804.51	301,954.49
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures	635,000.00		635,000.00	234,663.86
13	1475 Non dwelling Equipment	14,221.60	25,976.45	25,976.45	25,976.45
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	2,500.00		2,500.00	793.40
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	45,841.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,089,676.00	2,089,676.00	2,089,676.00	1,327,566.64
22	Amount of line 21 Related to LBP Activities	45,000.00			
23	Amount of line 21 Related to Section 504 compliance	\$80,000.00		80,000.00	80,000.00
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$98,750.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: <i>Housing Authority of the County of Kern</i>		Grant Type and Number Capital Fund Program Grant No: CA16P008502-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. PHA Wide	Management Improvement	1408						
	a) Job Training -Sec3		10	81,216.00	102,115.82	102,115.82	102,115.82	Completed
	b) LIPH -Training		20	38,044.49		38,044.49	37,005.45	In Progress
	c) Consultants			5,500.00		5,500.00	2,634.13	In Progress
	d) Resident Initiatives			10,000.00	12,364.88	12,364.88	12,364.88	In Progress
	e) Computer Software			2,500.00		2,500.00	954.36	In Progress
	f) Technical Support			80,534.00	57,269.30	57,269.30	33,600.25	In Progress
2. PHA Wide	Administration	1410	7	201,230.00		201,230.00	114,664.86	In Progress
3.a) PHA Wide	Fee's Cost	1430.01		272,913.00	273,008.15	273,008.15	91,902.55	In Progress
b) PHA Wide	Inspection Cost	1430.07		131,137.40		131,137.40	67,811.14	In Progress
4. Cal 8 -01, Central Office	Property Purchase	1440	1	0.00	-0-	-0-	-0-	
5.a) Cal 8 -6A, Oro Vista	Parking Improvements	1450	1	220,518.00		220,518.00	220,518.00	Completed
b) Cal 8 -03, Valle Vista	Parking Improvements	1450	1	69,291.00		69,291.00	69,291.00	Completed

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: <i>Housing Authority of the County of Kern</i>		Grant Type and Number Capital Fund Program Grant No: <i>CA16P008502-01</i> Replacement Housing Factor Grant No:			Federal FY of Grant: <i>2001</i>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
c) Cal 8 -14, Plaza Towers	Parking Improvements	1450	1	11,266.00		11,266.00	11,266.00	Completed
6.PHAWide	Energy Conservation Measures Includes R/R Light fixtures/lamps & R/R plumbing fixtures	1460		98,750.00	86,900.00	86,900.00	86,900.00	Completed
7. Cal 8 -07, Terra Vista	R/R Windows & Change Facade	1460	12	215,054.51		215,054.51	215,054.51	Completed
8.PHAWide	Non-Dwelling	1470		635,000.00		635,000.00	234,663.86	In Progress
9.PHAWide	Non-Dwelling Equipment Computers for Maintenance Offices	1475		14,221.60	25,976.45	25,976.45	25,976.45	Completed
10.PHAWide	Relocation	1495		2,500.00		2,500.00	0.00	In Progress
11.PHAWide	Contingency	1502		45,841.00	-0-	-0-		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: <i>Housing Authority of the County of Kern</i>		Grant Type and Number Capital Fund Program No: <i>CA16P008502-01</i> Replacement Housing Factor No:				Federal FY of Grant: <i>2001</i>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. PHA Wide -M.I.							
a) Job Training -Sec3	3/04		12/01	9/05		09/02	
b) LIPH -Training	3/04		9/01	9/05			
c) Consultants	3/04		9/01	9/05			
d) Resident Initiatives	3/04		12/01	9/05			
e) Computer Software	3/04		9/01	9/05			
f) Technical Support	3/04		12/01	9/05			
2. PHA Wide - Administration	3/04		12/01	9/05			
3. PHA Wide							
a) Fee's & Cost	3/04		9/01	9/05			
b) Inspection Cost	3/04		12/01	9/05			
4. Cal8 -01; Property Purchase	3/04		9/01	9/05			
5. a) Cal8 -6A, Parking Impr.	3/04		12/01	9/05		06/02	
b) Cal8 -03; Parking Impr.	3/04		12/01			03/02	
c) Cal8 -14, Parking Impr.	3/04		12/01	9/05		06/02	
6. PHA Wide -Energy Performance	3/04		9/01	9/05		09/02	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing

Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: <i>Housing Authority of the County of Kern</i>		Grant Type and Number Capital Fund Program No: <i>CA16P008502-01</i> Replacement Housing Factor No:					Federal FY of Grant: <i>2001</i>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
7. Cal8 -07; Windows/Façade	3/04		12/01	9/05		06/02		
8. PHA Wide; Non - Dwelling	3/04		03/02	9/05				
9. PHA Wide; Non - Dwell. Equip	3/04		06/02	9/05				
10. PHA Wide; Relocation	3/04		12/02	9/05				
11. PHA Wide; Contingency	3/04		12/02	9/05		12/01		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHAName: Housing Authority of the County of Kern	Grant Type and Number Capital Fund Program Grant No: CA16P008502-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	25,000.00		10,000.00	200.31
3	1408 Management Improvements	197,250.00		165,350.00	44,155.35
4	1410 Administration	163,265.00		163,265.00	21,294.35
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	220,000.00		21,785.00	11,583.43
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	989,640.00			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment	12,500.00		1,600.00	1,574.07
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	25,000.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,632,655.00		362,000.00	78,807.51
22	Amount of line 21 Related to LBP Activities	4,000.00			
23	Amount of line 21 Related to Section 504 compliance	18,000.00			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	30,000.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P008502-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. PHA Wide	Operations	1406		25,000.00		10,000.00	200.31	In Progress
2. PHA Wide	Management Improvement	1408						
	a) Job Training – Sec 3		10	84,000.00		84,000.00	25,010.97	In Progress
	b) LIPH – Training		20	20,000.00		600.00	519.08	On Going
	c) Resident Initiatives			10,000.00				On Going
	d) Computers software			2,500.00				On Going
	e) Technical Support			80,750.00		80,750.00	18,625.30	On Going
3. PHA Wide	Administration	1410	7	163,265.00		163,265.00	21,294.35	On Going
4.a) PHA Wide	Fee's Cost	1430.01		95,000.00		1,800.00	1,793.85	On Going
b) PHA Wide	Inspection Cost	1430.07		125,000.00		19,985.00	9,789.58	On Going
5.) CAL8 -03, Valle Vista	Modernize Prototype	1460	1	103,875.00				Dev Plan
6.) CAL8 -05 Little Village	R/R Windows/Exterior Facade Modernization	1460	6	316,276.00				Under Contract
7.) CAL8 -6B, Little Village	R/R Windows/Exterior Facade Modernization	1460	2	175,325.00				Under Contract

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P008502-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
8.) CAL8 -02, Adelante Vista	R/R Windows & Exterior Facade	1460	6	290,839.00				Out to bid
9.) CAL8 -6A, Oro Vista	Modernize Prototype	1460	1	103,325.00				Dev. Plans
10.) PHA Wide	Non-Dwelling Equipment Computers for Maint. Offices	1475		12,500.00		12,500.00	1,574.07	On Going
11.) PHA Wide	Contingency	1502		25,000.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program No: CA16P008502-02 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. PHA Wide - Operation	3/04			9/05			
2. PHA Wide - M.I.							
a) Job Training - Sec 3	3/04		09/02	9/05			
b) LIPH - Training	3/04			9/05			
c) Resident Initiatives	3/04			9/05			
d) Computer Service	3/04			9/05			
e) Technical Support	3/04		09/02	9/05			
3. PHA Wide - Admin.	3/04		09/02	9/05			
4. PHA Wide							
a) Fee's & Cost	3/04			9/05			
b) Inspection Cost	3/04		9/02	9/05			
5. CAL8 -3, Valle Vista	3/04			9/05			
6. CAL8 -5, Modernize	3/04			9/05			
7. CAL8 -6B, Modernize	3/04			9/05			
8. CAL8 -2, R/R Windows/Exterior	3/04			9/05			
9. CAL8 -6A, Prototype	3/04			9/05			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program No: CA16P008502-02 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
10. PHA Wide – Non-Dwelling Equip.	3/04		09/02	9/05			
11. Contingency	3/04			9/05			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHAN Name: <i>Housing Authority of the County of Kern</i>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <i>CA16R008501-00</i>	Federal FY of Grant: <i>2000</i>
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **12/31/02** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP 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 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	\$73,667.00		\$73,667.00	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$73,667.00		\$73,667.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHAName: <i>Housing Authority of the County of Kern</i>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <i>CA16R008501-01</i>	Federal FY of Grant: <i>2001</i>
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **12/31/02** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP 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	1499 Development Activities	\$ 75,282.00		\$75,282.00	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 –20)	\$75,282.00		\$75,282.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 Related to Security –Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHAName: <i>Housing Authority of the County of Kern</i>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <i>CA16R008501-02</i>	Federal FY of Grant: <i>2002</i>
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **12/31/02** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP 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	1499 Development Activities	\$287,693.00		\$287,693.00	
19	1501 Col laterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$287,693.00		\$287,693.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Attachment 'O'

**Certification by Local Officials of
Agency Plan's Consistency with the
Consolidated Plans for**

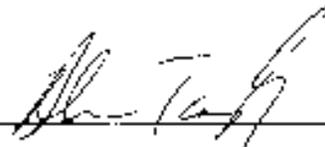
**County of Kern
City of Bakersfield**

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

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

I, Alan Tandy, the City Manager of the
City of Bakersfield

certify that the Five-Year and Y2003 Annual PHA Plan of the Housing Authority of the County
of Kern (HACK) is consistent with the Consolidated Plan of the City of Bakersfield, prepared
pursuant to 24 CFR Part 91.



Signed by Appropriate State or Local Official

3/14/03
Date

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

I, Pete Parra, the Chairman of the
Kern County Board of Supervisors

certify that the Five-Year and Y2003 Annual PHA Plan of the Housing Authority of the County
of Kern (HACK) is consistent with the Consolidated Plan of the County of Kern, prepared
pursuant to 24 CFR Part 91



Signed by Appropriate State or Local Official

MAR 11 2003

Date

**CERTIFICATE OF ADOPTION OF RESOLUTION
AUTHORIZING CHAIRMAN TO SIGN INSTRUMENT**

The undersigned, Clerk of the Board of Supervisors of the County of Kern, hereby certifies that the following resolution was adopted by said Board of Supervisors at a regular meeting duly convened on the 11th of March, 2003:

"WHEREAS, this Board has determined that the County of Kern should approve a Certification of Consistency of Housing Authority of the County of Kern (HACK) Agency Plan and Annual Plan with the County Consolidated Plan for Community Development, bearing the date of March 11, 2003.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Kern, State of California, that said instrument be, and it is hereby executed on behalf and in the name of said County of Kern. The Chairman of this Board is hereby authorized and directed to sign his name thereto on behalf of said County.

The undersigned further certifies that on the date last mentioned the person who so signed said instrument was the duly elected Chairman of said Board and that his signature on said instrument is genuine.

The undersigned further certifies that said resolution was adopted by the following vote:

Ayes: Mabon, Patrick, Watson, Parra

Noes: None

Absent: McQuiston

Dated: March 11, 2003



DENISE PENNITT
Clerk of the Board of Supervisors
County of Kern

By:

Judy A. Denny
Judy A. Denny
Deputy Clerk

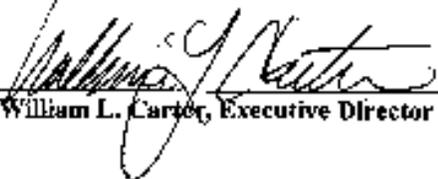
Reference: Item No. 24

CivilRightsCertification

Attachment 'P'

CIVIL RIGHTS CERTIFICATION

The Housing Authority of the County of Kern (HACK), located at: 601 24th Street, Bakersfield, California, certifies that it will carry out the Y2003 Agency Plan for HUD in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.), and also certifies that HACK will affirmatively further fair housing. This Certification is applicable and valid for both HACK's 5-Year Plan and the Agency's Y2003 Annual Plan.



William L. Carter, Executive Director

3-19-03

Date

HACKORGANIZATIONALCHART

