

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

PHA Plans

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

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the County of Kern

PHA Number: CA008

PHA Fiscal Year Beginning: July 1, 2004

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
601 24th 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
601 24th 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
601 24th Street, Bakersfield, California 93301
- PHA development management offices
- Other (list below)

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

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 towards 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 ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the 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:
Goal is to obtain 800 more vouchers, including at least 150 targeted for families with disabilities.
 - Reduce public housing vacancies:
Goal is to maintain a vacancy rate of <3%.
 - Leverage private or other public funds to create additional housing opportunities:
Federal tax credits, HOME funds, USDA funds, Joe Serna Jr. Farmworker Housing Grant Program funds, City of Bakersfield funds, County of Kern funds, Multi-family Housing Program funds, California Housing and Community Development's Supportive Housing Program funds, and other sources.
 - Acquire or build units or developments

- Goal is to construct or obtain an additional 200 units.
- Other (list below)
 - Develop a Section 8 Home Ownership Program
- PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - Improve public housing management: (PHAS score)
 - Goal: To achieve and maintain 'high performer' status
 - Improve voucher management: (SEMAP score)
 - Goal: To achieve and maintain 'high performer' status
 - Increase customer satisfaction:
 - as measured by HACK's score on the 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 HOPE I 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 reexamination
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - and increase program availability
 - Implement public housing or other homeownership programs:
 HOPE I 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.
 - Increase FSS participation to 300 participants.

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
 - Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, 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 "Nondiscrimination Based on Handicap in Federally Assisted Programs and Activities of the Department of Housing and Urban Development".
 - 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 by 09/01/02.

Annual PHA Plan
PHA Fiscal Year 2004

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

This year the Housing Authority of the County of Kern (HACK) submits its fifth annual agency plan to the U. S. Department of Housing and Urban Development (HUD). This executive summary will highlight major additions or changes to the plan for 2004 and the projects that are underway as approved in previous years.

Major changes planned for 2004 include the construction of additional affordable housing units. Construction projects for 20 single-family residences and a community center in a tax-credit development called Maganda Park, located in the Delano area, and for a 23-unit expansion of the Ruben J. Blunt development (Lamont) have begun. An expansion of the Maganda Park development is in the planning stages and funding is being sought to provide an additional 40-64 units of affordable housing in this new development. We are seeking funding for the construction of 100-120 single-family residences on property located in south Bakersfield (Greenfield). HACK is also exploring opportunities for senior housing developments in central Bakersfield and Lake Isabella and may be pursuing available options for development of an assisted living facility for seniors near the new Central Office complex. HACK is pursuing the development of commercial space to complement needs of residents at CA008-2 (Adelante Vista – Bakersfield) and CA008-6A (Oro Vista - Bakersfield). If HACK is unable to finalize the commercial development of this HACK-owned property in-house, the property will be sold to a commercial developer to ensure much-needed services are made available to our tenants in that area. HACK has negotiated to develop a senior housing project in cooperation with the City of Ridgecrest and has contracted a market study to determine the feasibility of the project. We will proceed with this project based on the determination of current needs in the Ridgecrest area. HACK will continue to pursue available tax credit options to construct additional low-income public housing developments as opportunities arise and to acquire/construct additional affordable housing as opportunities in the local

community arise. Additional opportunities to explore include securing access to funding from the State of California made available through the passage of Proposition 46, specifically the Joe Serna, Jr. Farmworker Grant Program.

We will be administering the Section 8 vouchers for the emergency housing for the homeless (Shelter Plus Care program options for singles and families) and collaborating with other community agencies to ensure vouchers are utilized. We will also be working more closely with the City of Bakersfield and the County of Kern to develop area-wide housing plans within their respective jurisdictions.

Although HACK has maintained High Performer status in the Public Housing Assessment System, the agency has not yet achieved High Performer status under the SEMAP rating system. Therefore, the Plan includes all components required for housing authorities performing at a standard level.

Major programs in process include:

1. HOPE I Homeownership Program – All units have now closed escrow; HACK continues to work with the new owners to assist them as needed in maintaining ownership. The construction of the first replacement housing development (Milagro del Valle, McFarland) has been completed and the units are 100% leased. Construction of the next phase of replacement housing (Maganda Park, Delano) has begun. HACK is seeking funding to complete additional replacement housing in the Greenfield area.
2. Expansion of the Ruben Blunt Village development – This 23-unit expansion begins construction in April 2004 and will be completed within this fiscal year.
3. Expansion of the Section 8 Program – Staff are maintaining a high lease up rate, continue to bring new landlords/owners into the program and HACK will continue to apply for additional vouchers to expand the program. Staff continues to seek cooperative agreements with other agencies in order to serve special populations. HACK will also work to obtain and preserve HUD funding for private units when owners abandon HUD programs or such funding opportunities become available.
4. Construction of a new office complex – Construction was completed and occupancy began in December 2002. HACK will continue to identify and implement opportunities to improve services provided at the new complex.
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. This is increasingly critical now that PHDEP funding has been exhausted. HACK staff is working to expand participation in the FSS program, with an increasing number of residents successfully completing the Family Self-Sufficiency (FSS) program.
6. Continuing modernization of various developments via the Capital Fund Program – HACK concluded over \$1 million of rehabilitation and modernization work in two major construction projects: the total rehabilitation of six units at Little Village (714 Smith Street, Bakersfield) and a moderate rehabilitation of 25 units at Adelante Vista (1104 South Robinson,

Bakersfield). 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. Specifically, we will be undertaking a major modernization of the elevators at Plaza Towers, a 12-story senior housing project (Bakersfield) and will be continuing to rehabilitate and modernize additional units at Little Village.

7. Continuing modernization of developments via other funding sources – A \$6 million reconstruction project has been completed at the Sunset Migrant Farm Labor Camp (Lamont) and the camp will resume seasonal operation during this fiscal year. HACK also spent \$145,000 for major maintenance at the Sunnyside Village Apartments (2601 Sunny Lane, Bakersfield) acquired by HACK in 2002. Staff is also seeking additional funding sources to complete much needed renovations at Rancho Algodon (Delano) and International Village (USDA Development at Delano) from the Joe Serna, Jr. Farmworker Grant Program, the County of Kern HOME Program and USDA-Rural Development.
8. Transitional Housing for Youth – HACK continues to collaborate with local agencies to provide housing and supportive services as foster youth transition into adulthood. We are exploring the use of project-based vouchers to expand our transitional housing program for emancipated foster youth as there is high demand for this program and a specific need for housing for foster youths with children who are transitioning out of the foster care program.
9. Acquisition/provision of affordable housing – HACK will complete construction of Maganda Park, a 20-unit tax credit development (Delano) and 23 units at Ruben Blunt (Lamont) during this fiscal year. HACK is supporting the expansion of the Green Gardens apartment complex (104 single rooms) to include an additional 24 one-bedroom units. This complex for the mentally disabled and homeless, owned by Golden Empire Affordable Housing, Inc. (GEAHI), has 90 units dedicated to the Shelter Plus Care Program. HACK continues to monitor the families purchasing homes through the HOPE 1 project and, should any homes become available through default, HACK will plan to re-purchase the homes to ensure they are made available to low-income families.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration - Attachment 'A'
- FY 2000 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'
- FY 2000 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 | Community Service Policy |

- P Certification by State or Local Officials of Agency Plan's Consistency with the Consolidated Plan for the Cities of Bakersfield and the County of Kern
- Q Civil Rights and Required Certifications

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 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 | Annual Plan: Eligibility, Selection, and Admissions Policies |
| 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 at each public housing | Annual Plan: Rent |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | 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 |
| X | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| X | Approved or submitted public housing homeownership programs/plans | Annual Plan: 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 | Annual Plan: Annual Audit |

| List of Supporting Documents Available for Review | | |
|--|--|----------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | 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 | |
| | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| | | |

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (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 |
| Race/Ethnicity – White | 20,567 | 5 | 4 | 2 | 2 | 3 | 2 |
| Race/Ethnicity – Hispanic | 10,551 | 5 | 4 | 2 | 3 | 4 | 3 |
| Race/Ethnicity – Black | 3,095 | 5 | 4 | 2 | 4 | 3 | 2 |
| Race/Ethnicity – American Indian | 191 | 5 | 4 | 2 | 3 | 3 | 2 |
| Race/Ethnicity - 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. FY 2000-2001 through 2004-2005 County Consolidated Plan covering unincorporated areas plus Arvin, California City, Maricopa, McFarland, Ridgecrest, Shafter, and Tehachapi
 2. FY 2000-2005 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 Needs 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.

Information in Section 8 table calculated based on past percentages

| Housing Needs of Families on the Waiting List | | | |
|--|---|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input checked="" type="checkbox"/> | Section 8 tenant-based assistance | | |
| <input 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 | 4,577 | | 2,289 |
| Extremely low income <=30% AMI | 2,975 | 65% | |
| Very low income (>30% but <=50% AMI) | 1,419 | 31% | |
| Low income (>50% but <80% AMI) | 183 | 4% | |

| Housing Needs of Families on the Waiting List | | | |
|---|-------|-----|--|
| Families with children | 3,341 | 73% | |
| Elderly families | 137 | 3% | |
| Families with Disabilities | 1,099 | 24% | |
| Race/ethnicity – White | 1,512 | 33% | |
| Race/ethnicity – Hispanic | 1,556 | 34% | |
| Race/ethnicity – Black | 1,327 | 29% | |
| Race/ethnicity – American Indian | 136 | 3% | |
| Race/Ethnicity – Asian | 46 | 1% | |
| <p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 21 (closed 09/30/02)</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>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</p> | | | |

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| <p>Waiting list type: (select one)</p> <p><input type="checkbox"/> Section 8 tenant-based assistance</p> <p><input checked="" type="checkbox"/> Public Housing</p> <p><input type="checkbox"/> Combined Section 8 and Public Housing</p> <p><input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)</p> <p>If used, identify which development/subjurisdiction:</p> | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 4,159 | | 443 |
| Extremely low income <=30% AMI | 3,757 | 90% | |
| Very low income (>30% but <=50% AMI) | 358 | 8% | |
| Low income (>50% but <80% AMI) | 44 | 1% | |
| Families with children | 3,353 | 80% | |
| Elderly families | 117 | 2% | |

| Housing Needs of Families on the Waiting List | | | |
|---|-------|------|--|
| Families with Disabilities | 689 | 17% | |
| Race/ethnicity – White | 1,045 | 25% | |
| Race/ethnicity – Hispanic | 2,127 | 51% | |
| Race/ethnicity – Black | 855 | 21% | |
| Race/ethnicity – American Indian | 118 | 2% | |
| Race/ethnicity – Asian | 14 | .03% | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 1,648 | 40% | |
| 2 BR | 1,527 | 37% | |
| 3 BR | 844 | 20% | |
| 4 BR | 138 | 3% | |
| 5 BR | 2 | .04% | |
| 5+ BR | 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 type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input 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 **IN THE 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 finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
 - 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 Joe Serna, Jr. Farmworker Grant Program
 3. Construct new projects in Delano, Greenfield, Bakersfield and Ridgecrest

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 LIPH 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 vouchers 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 one or more senior projects

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 programs to the same extent that people without disabilities do so); Physical Accessibility (as much as practicable, allow people with disabilities to enter, use, and enjoy property under 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 vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

| Financial Resources: Planned Sources and Uses | | |
|--|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants | | |
| a) Public Housing Operating Fund | 2,326,865 | |
| b) Public Housing Capital Fund | 1,408,402 | |
| c) HOPE VI Revitalization | 0 | |
| d) HOPE VI Demolition | 0 | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 15,899,517 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | 116,115 | |
| g) Resident Opportunity and Self-Sufficiency Grants | 186,869 | |
| h) Community Development Block Grant | 0 | |
| i) HOME | 0 | |
| Other Federal Grants (list below) | | |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| | | |
| | | |
| | | |
| 3. Public Housing Dwelling Rental Income | 2,044,040 | |
| | | |
| | | |
| 4. Other income (list below) | | |
| Miscellaneous & Interest Income | 202,030 | |
| | | |
| 4. Non-federal sources (list below) | | |
| | | |
| | | |
| | | |
| Total resources | 22,183,838 | |
| | | |
| | | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(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)
25
 - 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
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
 - Sub-jurisdictional lists
 - Site-based waiting lists
 - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
 - PHA development site management office
 - Other (list below)
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
 - Other: (list below)
- 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 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 point 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
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

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

(6) Deconcentration and Income Mixing - See Attachment 'A'

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments

- If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- 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: PHAs 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
- 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
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office – by mail only
- Other (list below)
- All PHA development 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/participants were either unable to search for a unit during a portion of the period due to extraordinary circumstances or that applicant/participant made a 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 point 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 reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
 - Federal regulations
 - Application for Funding documents

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

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

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
- \$1-\$25
- \$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 increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

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

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)
For developments that must comply with LIPH regulations as well as California Tax Credit Regulations

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
 - At any time the family experiences an income decrease
 - At any time 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: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

- 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

[24 CFR Part 903.7 9 (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. Refer to 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 | 857 | 103 |
| Section 8 Vouchers | 3,189 | 335 |
| Section 8 Certificates | | |
| Section 8 Mod Rehab | 15 | 5 |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | Shelter Plus Care – 20 Shelter Plus Care-H -13 | 3 2 |
| Public Housing Drug Elimination Program (PHDEP) | | |
| Shelter Plus Care – Project-based | 80 | 18 |
| Emancipated Foster Youth – Project-based | 13 | 6 |
| 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
- (2) Section 8 Management: (list below)
Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (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 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

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

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

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (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: PHAs 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 'B'

-or-

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

(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 '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 here)

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 HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)
1. Development name:
 2. Development (project) number:
 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway
- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Maganda Park (Delano), Greenfield (south Bakersfield)

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:

Maganda Park (Delano), Casas del Valle (Delano), Greenfield (south Bakersfield), Hidden Lake (Ridgecrest)

8. Demolition and Disposition

[24 CFR Part 903.7 9 (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/Disposition Activity Description |
|---|
| 1a. Development name: 1b. Development (project) number: |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u> |
| 5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: |

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

[24 CFR Part 903.7 9 (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: Plaza Towers / Plaza Towers Annex 1b. Development (project) number: CA008014 / CA008015 |
| 2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: (19/10/2003) |
| 5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? |
| 6. Number of units affected: 150 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development |

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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 FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

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 question) <input type="checkbox"/> Other (explain below) |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.) |
| 4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway |
| 5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) |

| |
|--|
| <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below) |
|--|

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

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"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) | |
| 3. Application status: (select one) | |
| <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program | |

| |
|--|
| <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YY) <u>(09/01/95 and 25/09/98)</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 using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

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:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (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? 12/13/00

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 homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

| Services and Programs | | | | |
|------------------------------|-----------|------------|--------|-------------|
| Program Name & Description | Estimated | Allocation | Access | Eligibility |
| | | | | |

| (including location, if appropriate) | Size | Method (waiting list/random selection/specific criteria/other) | (development office / PHA main office / other provider name) | (public housing or section 8 participants or both) |
|---------------------------------------|--------|--|--|---|
| PHDEP | 346 | Voluntary | Development Office | Public Housing |
| ROSS | 208 | Voluntary | Development Office | Public Housing |
| Credit Counseling | Varies | FSS Program ROSS | Consumer Credit | Both LIPH |
| Home Buyers Program | Varies | FSS Program | Consumer Credit City Development | Both |
| Substance Abuse Program | Varies | FSS Program | Ebony Counseling Center | Both |
| Personal Development | Varies | FSS Program | HACK | Both |
| Family Counseling | Varies | FSS Program | HACK | Both |
| Job Training | 7 | FSS Program | ETR/MAOF | Both |
| Educational Training | 19 | FSS Program | Bksfld. Adult School | Both |
| Post Secondary | Varies | FSS Program | Bksfld. Adult School | Both |
| Employment Counseling | 170 | PHDEP/ROSS | HACK, Proteus, ETR, EDD | LIPH |
| Job Training and Placement | 60 | PHDEP/ROSS | ETR, Proteus, EDD, Local Temp. Agencies | LIPH |
| Educational Training – ESL Shafter | Varies | PHDEP/ROSS | Richland-Lerdo School District – Shafter Healthy Start | LIPH |
| Educational Training (GED) | Varies | PHDEP/ROSS | Bksfld. Adult School | LIPH |
| Family & Individual Counseling | Varies | PHDEP/ROSS | Family-to-Family Clinica Sierra Vista Kern County Mental Health | LIPH |
| Referral Service – Food | Varies | PHDEP/ROSS | Kern County Food Bank, HOPE Center, LOVE Inc., Delano Community Connections, Bethany Services | LIPH |
| Referral Service – Furniture | Varies | PHDEP/ROSS | St. Vincent De Paul, Salvation Army, LOVE Inc., HOPE Center | LIPH |
| Referral Service – Clothing | Varies | PHDEP/ROSS | McFarland Unified School District, Mercy Learning Center, Bethany Services, Career Services Center, Catholic Charities | LIPH |
| Domestic Abuse Counseling | Vries | PHDEP/ROSS | Alliance Against Family Violence, Proteus, Delano Community Connections | LIPH |
| Childcare Programs | Varies | PHDEP/ROSS | Varies | LIPH |
| Educational Training – INS | Varies | PHDEP/ROSS | Immigration and Naturalization Service, Fresno Division | LIPH |
| Parenting Classes | Varies | PHDEP/ROSS | Clinica Sierra Vista | 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 | 20 (As of 01/03/04) |
| Section 8 | 320 Estimated 294 Corrected requirement | 147 (As of 01/03/04) |

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

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

Refer to Attachment "O"

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are 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 areas surrounding or adjacent to the PHA's developments

- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

CA 008-2 – Adelante Vista, 1104 So. Robinson St., Bakersfield

CA 008-5 – Little Village, 714 Smith St., Bakersfield

CA 008-5A – Little Village Annex, 517 Roberts Lane, Bakersfield

CA 008-6 – Oro Vista, 1104 So. Robinson St., Bakersfield

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

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

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

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

CA 008-2 – Adelante Vista, 1104 So. Robinson St., Bakersfield

CA 008-5 – Little Village, 714 Smith St., Bakersfield

CA 008-5A – Little Village Annex, 517 Roberts Lane, Bakersfield

CA 008-6 – Oro Vista, 1104 So. Robinson St., Bakersfield

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)

CA 008-2 – Adelante Vista, 1104 So. Robinson St., Bakersfield

CA 008-5 – Little Village, 714 Smith St., Bakersfield

CA 008-5A – Little Village Annex, 517 Roberts Lane, Bakersfield

CA 008-6 – Oro Vista, 1104 So. Robinson St., Bakersfield

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 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 FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See supporting documentation (LIPH Admissions and continued Occupancy Policy) and Attachment ‘M’.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

See supporting documentation and Attachment ‘Q’.

16. Fiscal Audit

[24 CFR Part 903.7 9 (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

[24 CFR Part 903.7 9 (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

[24 CFR Part 903.7 9 (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 at 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 the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

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-based assistance)
- 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; Bakersfield, McFarland, Delano and Greenfield mixed-finance developments; Expansion of Ruben J. Blunt Village; acquisition of additional property in Bakersfield and possibly Ridgecrest and Lake Isabella.
- Other: (list below)

4. 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 Ridgecrest funding for senior housing; County of Kern HOME funding for Ruben J. Blunt Village

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.

**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

| | | |
|---|---|-------------------------------------|
| PHA Name: Housing Authority of the County of Kern | Grant Type and Number Capital Fund Program Grant No: CA16P008501-04 Replacement Housing Factor Grant No: | Federal FY of Grant: 2004 |
|---|---|-------------------------------------|

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 | 25,000.00 | | | |
| 3 | 1408 Management Improvements | 140,840.00 | | | |
| 4 | 1410 Administration | 140,840.00 | | | |
| 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 | 850,987.00 | | | |
| 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 | 23,235.00 | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 1,408,402.00 | | | |
| 22 | Amount of line 21 Related to LBP Activities | 5,000.00 | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | 15,000.00 | | | |
| 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 | 65,000.00 | | | |

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: CA16P008501-04 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | | |
|--|--|--|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| 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 | | | | |
| 2. PHA Wide | Management Improvement | 1408 | | | | | | |
| | a) Job Training – Sec 3 | | 8 | 65,575.00 | | | | |
| | b) LIPH – Training | | 20 | 5,000.00 | | | | |
| | c) Resident Initiatives | | | 8,000.00 | | | | |
| | d) Computer software | | | 2,500.00 | | | | |
| | e) Technical Support | | | 59,765.00 | | | | |
| 3. PHA Wide | Administration | 1410 | 7 | 140,840.00 | | | | |
| 4. a) PHA Wide | Fee's Cost | 1430.01 | | 99,265.00 | | | | |
| b) PHA Wide | Inspection Cost | 1430.07 | 2 | 110,735.00 | | | | |
| 5.) CAL 8-04, Monte Vista | R/R Heaters & Re-design roofs | 1460 | 5 | 150,000.00 | | | | |
| 6.) CAL 8-05 Little Village | R/R Windows/Exterior Facade Modernization | 1460 | 4 | 425,000.00 | | | | |
| 7.) CAL 8-07, Terra Vista | R/R Windows/Exterior Facade Modernization | 1460 | 2 | 125,000.00 | | | | |

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: CA16P008501-04 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | | |
|--|--|--|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| 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.) Cal 8-01, Rio Vista | Pipe Restoration | 1460 | 10 | 150,987.00 | | | | |
| | | | | | | | | |
| 09.) PHA Wide | Non-Dwelling Equipment-Office equip. | 1475 | | 12,500.00 | | | | |
| 10.) PHA Wide | Relocation | 1495 | | 5,000.00 | | | | |
| | | | | | | | | |
| 11.) PHA Wide | Contingency | 1502 | | 23,235.00 | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

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: CA16P008501-04 Replacement Housing Factor No: | | | | Federal FY of Grant: 2004 | |
|--|---|--|--------|---|---------|------------------------------|----------------------------------|
| 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 | 3/06 | | | 9/07 | | | |
| 2. PHA Wide- M.I. | | | | | | | |
| a) Job Training-Sec 3 | 3/06 | | | 9/07 | | | |
| b) LIPH-Training | 3/06 | | | 9/07 | | | |
| c) Resident Initiatives | 3/06 | | | 9/07 | | | |
| d) Computer Service | 3/06 | | | 9/07 | | | |
| e) Technical Support | 3/06 | | | 9/07 | | | |
| 3. PHA Wide-Admin. | 3/06 | | | 9/07 | | | |
| 4. PHA Wide | | | | | | | |
| a) Fee's & Cost | 3/06 | | | 9/07 | | | |
| b) Inspection Cost | 3/06 | | | 9/07 | | | |
| 5. CAL 8-4, R/R Heaters & Redesign Roofs | 3/06 | | | 9/07 | | | |
| 6. CAL 8-5, Modernize | 3/06 | | | 9/07 | | | |
| 7. CAL 8-7, R/R Windows/Exterior | 3/06 | | | 9/07 | | | |
| 8. CAL 8-1, Pipe Rest. | 3/06 | | | 9/07 | | | |
| 9. PHA Wide – Non-Dwelling Equip. | 3/06 | | | 9/07 | | | |

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: CA16P008501-04 Replacement Housing Factor No: | Federal FY of Grant: 2004 |
|--|---|-------------------------------------|

| 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-Relocation | 3/06 | | | 9/07 | | | |
| 11. Contingency | 3/06 | | | 9/07 | | | |
| | | | | | | | |
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Attachment 'C'

**Hack Management
Organizational Chart**

**Capital Fund Program
Five Year Action Plan**

Capital Fund Program Five-Year Action Plan
Part I: Summary

| PHA Name | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | | |
|---------------------------------|------------------|---|--|--|--|
| Development Number/Name/HA-Wide | Year 1 | Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005 | Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006 | Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007 | Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008 |
| | Annual Statement | | | | |
| PHA Wide | | 200,000 | 200,000 | 200,000 | 200,000 |
| PHA Wide | | 243,926 | 270,650 | 270,650 | 270,650 |
| 8-01, Rio Vista | | 200,000 | 250,000 | 205,000 | 200,000 |
| 8-03, Valle Vista | | 205,750 | 205,750 | 205,000 | 220,000 |
| 8-04, Monte Vista | | 230,000 | 230,000 | 224,000 | 175,000 |
| 8-05, Little Village | | 450,000 | 250,000 | | |
| 8-6A, Oro Vista | | 150,000 | 95,000 | 95,000 | 150,000 |
| 8-6B, Little Village | | 200,000 | 450,000 | 450,000 | 450,000 |
| 8-07, Terra Vista | | 90,000 | 75,000 | | |
| 8-14, Plaza Towers | | 250,000 | 295,000 | 295,000.00 | 250,000 |
| CAL 8-18, Parkview | | 175,000 | 200,000 | 200,000.00 | 200,000 |

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

| Activities for Year 1 | Activities for Year : 2005 FFY Grant: 2005 PHA FY: 2005 | | | Activities for Year: 2006 FFY Grant: 2006 PHA FY: 2006 | | |
|---------------------------------|---|--|----------------|--|--|----------------|
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See Annual Statement | PHA Wide | Management Improvements | 200,000.00 | PHA Wide | Management Improvements | 200,000.00 |
| | 8-01, Rio Vista | Pipe Restoration | 200,000.00 | 8-01, Rio Vista | R/R Windows & Ext. Facade | 250,000.00 |
| | 8-03, Valle Vista | Security Fencing & Lighting | 5,000.00 | 8-03, Valle Vista | Security Fencing & Lighting | 5,000.00 |
| | | R/R Windows, Ext. Facade & Heaters | 200,750.00 | | R/R Windows, Ext. Facade & Heaters | 200,750.00 |
| | 8-04, Monte Vista | R/R Heaters, R/R Roofs-Redesign | 230,000.00 | 8-04, Monte Vista | R/R Heaters, R/R Roofs-Redesign | 230,000.00 |
| | 8-05, Little Village | Modernization, LBP Abatement | 450,000.00 | 8-05, Little Village | Modernization, LBP Abatement | 250,000.00 |
| | 8-6A, Oro Vista | R/R Windows, Color coat building, Change Ext. Facade/Roofs | 150,000.00 | 8-6A. Oro Vista | R/R Windows, Color coat building, Change Ext. Facade/Roofs | 95,000.00 |
| | 8-6B. Little Village Annex | Modernization, LBP Abatement | 200,000.00 | 8-6B. Little Village Annex | Modernization, LBP Abatement | 450,000.00 |
| | 8-07, Terra Vista | R/R Parking areas, sidewalk & Heaters | 90,000.00 | 8-07 Terra Vista | R/R sidewalk & Heaters | 90,000.00 |
| | 8-14, Plaza Towers | Modernization & Paint Exterior | 250,000.00 | 8-14, Plaza Towers | Modernization & Paint Exterior | 295,000.00 |
| | 8-18, Parkview | Color Coat Building & roofs | 150,000.00 | 8-18, Parkview | Color Coat Building & roofs | 175,000.00 |
| | | Site Improvements | 25,000.00 | | Site Improvements | 25,000.00 |
| Total CFP Estimated Cost | | | \$2,150,750 | | | \$2,265,750 |

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

| Activities for Year: <u>2007</u> FFY Grant: 2007 PHA FY: 2007 | | | Activities for Year: <u>2008</u> FFY Grant: 2008 PHA FY: 2008 | | |
|---|------------------------------------|--------------------|---|------------------------------------|--------------------|
| Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| PHA Wide | Management Improvements | 200,000.00 | PHA Wide | Management Improvements | 200,000.00 |
| 8-01, Rio Vista | Security Fencing & Lighting | 5,000.00 | 8-01, Rio Vista | Security Fencing & Lighting | 5,000.00 |
| | R/R Windows & Ext. Facade | 200,000.00 | | R/R Windows & Ext. Facade | 170,000.00 |
| 8-03, Valle Vista | Security Fencing & Lighting | 5,000.00 | 8-03, Valle Vista | R/R Windows, Ext. Facade & Heaters | 220,000.00 |
| | R/R Windows, Ext. Facade & Heaters | 200,000.00 | | | |
| 8-04, Monte Vista | R/R Roofs- Redesign | 224,000.00 | 8-04, Monte Vista | R/R Roofs- Redesign | 175,000.00 |
| 8-05, Little Village | Modernization, LBP Abatement | 200,000.00 | | | |
| 8-6A, Oro Vista | R/R Windows, Ext. Facade & Roofs | 95,000.00 | 8-6A, Oro Vista | R/R Windows, Ext. Facade & Roofs | 150,000.00 |
| 8-6B. Little Village Annex | Modernization, LBP Abatement | 450,000.00 | 8-6B. Little Village Annex | Modernization, LBP Abatement | 450,000.00 |
| 8-14, Plaza Towers | Modernization | 295,000.00 | 8-14, Plaza Towers | Modernization | 250,000.00 |
| 8-18, Parkview | Color Coat Building & Roofs | 175,000.00 | 8-18, Parkview | Color Coat Building & Roofs | 175,000.00 |
| | Site Improvements | 25,000.00 | | Site Improvements | 25,000.00 |
| Total CFP Estimated Cost | | \$2,074,000 | | | \$1,820,000 |

**Comments from HACK's
Resident Advisory Board Committee
Regarding HACK's Y2004 Agency Plan**

**Comments Received From the Resident Advisory Board Regarding
the Housing Authority of the County of Kern's (HACK's)
Draft Y2004 Agency Plan**

Comment: A. The plan is good and builds on what HACK has been doing for the past few years.

Response: A. HACK appreciates the support and the input of the members of the Resident Advisory Board.

Comment: B. HACK should continue to build single-family residences instead of multifamily housing. Single-family units help to promote personal worth and image and the self esteem of the children residing in the units. They also promote pride of occupancy and residents are encouraged to better maintain units.

Response: B. HACK concurs that personal dignity is an essential element in attaining long-term self-sufficiency, an agency goal for residents. However, the cost of single family unit construction continues to rise. If HACK commits to building only single-family units, it will likely significantly reduce the overall number of families that HACK can house. HACK does evaluate each new development based on both construction costs and community needs.

Comment: C. As existing units are remodeled and upgraded, HACK should provide fenced back yards, even in multifamily units, so families can have additional personal privacy.

Response: C. HACK has provided rear yard fencing in all single-family unit developments. As older, multifamily units are rehabilitated, HACK may consider providing rear yard fencing as a part of the remodel if the units are configured in a manner that would be complimentary to private rear yards. However, HACK will need to evaluate per unit cost and overall project impacts, including the number of units that can be rehabilitated, before committing to additional exterior upgrades.

Comment: D. Poor credit is one of the main reasons that low-income families cannot move to homeownership. HACK should be assisting families in improving their credit ratings.

Response: D. *HACK is pleased to announce a newly formed cooperative partnership between HACK and a non-profit, Consumer Credit Counseling Services of Kern County. Consumer Credit Counseling recently received a grant to help people with credit issues and will be assisting individual HACK residents with credit issues and will be providing some educational classes at some of the HACK developments.*

Comment: E. HACK should expand the family self-sufficiency requirements by requiring teenage residents to remain in school.

Response: E. *Both the LIPH and Section 8 self-sufficiency programs are operated in accordance with HUD program requirements. HACK does facilitate Teen Clubs at most development sites and have the clubs to be very effective in promoting self-esteem and in encouraging continued school attendance.*

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

Comments from Non-Residents

**COMMENTS RECEIVED ON HACK'S DRAFT Y2004 AGENCY PLAN
WITH RESPONSES TO EACH**

I. Comments from Ms. Bonita Coyle, Executive Director of Independent Living Center of Kern County, received in a letter dated February 13, 2004:

Ms. Coyle noted her appreciation of the support and working relationship between HACK and the Independent living Center and noted mutual goals. She recommended modification of one of HACK's goals to include the key concept of availability. The goal would read: "increasing the stock and availability of decent, safe, *accessible* and affordable housing."

Response:

Ms. Coyle's review of the Plan and suggestion for improvement are greatly appreciated.

Clarification was provided to Ms. Coyle in a letter dated February 13, 2004. HACK's goal to "increase the availability of decent, safe, and affordable housing" was a 5-year strategic goal established by HUD and adopted by the Housing Authority as a part of its 5-year plan, not the Annual Plan for 2004. In addition, HACK included as a part of the 5-year goals to add at least 150 Section 8 vouchers targeted for families with disabilities; to utilize more project-based Section to allow more access to affordable housing; to provide or attract supportive services to increase independence for families with disabilities; and HACK's intent to undertake affirmative action measures to ensure accessibility. In addition to meeting minimum ADA requirements (which currently exceeds community needs), all new residential construction and modernization projects undertaken by HACK are built using "adaptable" construction to allow necessary adjustments to meet future community needs. Since implementation of the 5-year plan, HACK has added 229 accessible units to its housing stock.

II. Comments received from Mr. Alan J. Peake, attorney with Wall, Wall, & Peake, received in a letter dated February 20, 2004:

Mr. Peake stated that the agency annual plan was reviewed and appears appropriate.

Response:

HACK appreciates Mr. Peake's review and concurrence that the plan is appropriate for the agency.

III. Comments received from Mr. Guy Greenlee, Director of the Community and Economic Development Department of the County of Kern in a telephone call on February 26, 2004:

Mr. Greenlee noted that there was a significant drop in the number of families on the Section 8 waiting list from the previous year (6,866 to 4,577). There was also a significant increase in the number of families on the public housing waiting list (2,825 to 4,159). He requested confirmation and clarification of the apparent discrepancies. He also noted that construction had not yet begun, as stated in the annual plan, on the 23 additional units to be constructed at the Ruben J. Blunt site in Lamont.

Response:

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

Clarification was provided to Mr. Greenlee in the telephone call of February 26 and a follow up telephone call of February 27, 2004. HACK's Section 8 waiting list was closed to new applicants on September 30, 2002 due to the lengthy waiting time (3-5 years) and no new applicants have been added to the list since that time. However, the waiting list for public housing has remained open. Since closure of the Section 8 waiting list applicants seeking Section 8 assistance have generally applied for public housing, as it is the only agency wait list available at this time, thereby significantly increasing the number of applicants on the public housing waiting list. It is noted that, although construction on the additional units at the Ruben Blunt site has not begun as of February 2004, pre-construction activity is underway. It is anticipated that actual construction on the site will begin prior to July 1, 2004, implementation date for the 2004 Annual Plan.

IV. Comments from Diane G. Koditek, Director of the County of Kern Mental Health System of Care, in a letter dated March 5, 2004:

Ms. Koditek thanked HACK for the commitment to the Shelter Plus Care program and for supporting the expansion of the Green Gardens development. The department support's HACK's efforts to obtain additional tenant-based vouchers based on the high number of families, including the disabled, on the Section 8 waiting list. She noted a special interest in the possibility of allocating project-based Section 8 subsidies for mental health housing, including transition age youth and rural community projects. She noted problems in locating landlords willing to accept Section 8 vouchers and low vacancy rates in the current marketplace and encouraged HACK to apply for project-based Shelter Plus Care subsidies.

Response:

HACK is most appreciative of the Mental Health Department's willingness to collaborate on housing projects and to seek solutions to housing issues; in particular, the department's support for the Shelter Plus Care program is essential to continue operating a successful project. HACK recognizes the need for local housing opportunities for persons with disabilities and other special needs and concurs that using project-based Section 8 vouchers can help in addressing this need. However, locating suitable developments that will meet the HUD requirements for project-based Section 8 housing has become increasingly difficult,

regardless of whether developments privately or publicly owned. HACK does remain committed to meeting the housing needs of low-income families and will continue to explore using project-based Section 8 vouchers whenever feasible. Additionally, the landlord liaison position has been developed to work with and encourage landlords to participate in the Section 8 program in an effort to enhance accessibility.

V. Comments from Beverly Beasley Johnson, Director of the County of Kern Department of Human Services, in a letter dated March 5, 2004:

Mrs. Johnson noted that the Housing Authority and Human Services continue to make progress in the sharing of information and coordination of services. However, she noted that opportunities still exist for automating of the exchange of information to improve customer service and to assist in regulatory compliance, particularly for those welfare-to-work sanctioned individuals who are receiving housing subsidies. Mrs. Johnson thanked the agency for the opportunity to comment and noted that she looked forward to continuing the partnership with the agency.

Response:

Mrs. Johnson's review and comments on the agency plan are appreciated. The recognition of HACK's need to meet the federal regulations regarding income and welfare-to-work sanctions is particularly valued.

Continuing and expanding the existing partnership with the Department of Human Services will enable HACK to provide better customer service. The Department of Human Services has been extremely cooperative in our efforts to reduce the impact of regulatory mandates on our clients. An automated information exchange between HACK and Human Services will enhance HACK's ability to process subsidy determinations quickly. Streamlining our processing requirements through the use of automated information sharing should minimize the impact on the Human Services Department as well. The Department has also been a valued partner in providing supportive services to our clients. We look forward to further development of our relationship.



Independent Living Center of Kern County

Encouraging and Empowering Persons with Disabilities and Seniors with Disabling Conditions

February 13, 2004

A Non-Profit Agency Since 1993

Housing Authority of the County of Kern
601 24th Street
Bakersfield, CA 93301

Dear Mr. Carter:

Thank you for the opportunity to review the Housing Authority of the County of Kern's Agency Plan.

We appreciate the support and working relationship our agency enjoys with yours. We also appreciate that we have mutual goals of increasing the stock and availability of decent safe and affordable housing.

We would ask that you add to your goals the key concept of accessibility. We would recommend that the goal read: "increasing the stock and availability of decent, safe, accessible and affordable housing."

This is the only recommendation that we have at this time.

Again thank you on behalf of the community for your agency's hard work.

Very truly yours,

Bonita Coyle
Executive Director



WILLIAM J. CARTER
Executive Director

HOUSING AUTHORITY OF THE COUNTY OF KERN

601 24TH STREET • BAKERSFIELD, CA 93301
PHONE 661-831-6500



FAX 661-831-9500
TDD 661-831-1047

February 26, 2004

Bonita Coyle, Executive Director
Independent Living Center of Kern County
1631 11th Street
Bakersfield, California 93301

Re: *Housing Authority of the County of Kern's (HACK's) Five Year Plan for Fiscal Years 2000-2004 and Annual Plan for Fiscal Year 2004*

Dear Ms. Coyle:

Thank you for your letter of February 13, 2004, responding to the Housing Authority's Annual Plan for 2004. Your comments regarding the key concept of accessibility are appreciated and we concur that accessibility is critical to assuring that community needs are met. With regard to your comments, please note the following:

- The goal to "increase the availability of decent, safe, and affordable housing" is a strategic 5-year goal established by HUD, not the Housing Authority.
- In 2000 the Housing Authority included, as a part of our five-year goals:
 - at least 150 Section 8 vouchers targeted for families with disabilities;
 - utilize project-based Section 8 to allow more access to affordable housing;
 - to provide or attract supportive services to increase independence for families with disabilities, and
 - our intent to undertake affirmative measures to ensure accessibility.
- HACK has included, the following strategies as a part of our annual implementation of the five-year plan:
 - undertake measures to ensure access to affordable housing among assisted families regardless of the unit size needed, and
 - carry out modifications needed in public housing based on Section 504 needs assessment and guidelines.
- All new construction must meet the minimum ADA requirements (5% handicap accessible); this minimum currently exceeds our community needs according to a local survey (4% need).

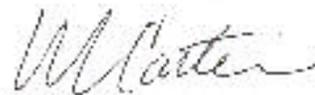
- 2. In addition to meeting ADA minimum requirements, all residential new construction and modernization efforts undertaken by HACK are built as "adaptable" construction.
- 3. "Adaptable" construction allows the Housing Authority to adjust the percentage of accessible units in any area under HACK jurisdiction based on needs assessments with minimal cost. It also allows the Housing Authority to meet the accessibility needs of a family regardless of the unit size needed. A reduction in the cost to retrofit a unit also allows HACK to more generously apply reasonable accommodation standards.
- 4. Specifically, since implementation of the five-year plan, HACK has added 229 units, 89 of which are fully handicap accessible.

Clearly we concur accessibility is a critical element in meeting the housing needs of the community. The Housing Authority will begin another five year planning process next year, during that process we will be able to more specifically address accessibility issues as a part of the local implementation plan for HUD's required five-year strategic goals.

Should you have additional comments or issues, please feel free to contact me at 631-8500 ext. 2006 or Susan Gonzales, the staff person assigned to this project, at 631-8500 ext. 2007.

Sincerely,

HOUSING AUTHORITY OF THE COUNTY OF KERN



William F. Carter
Executive Director

Susan G.

WALL, WALL & PEAKE

A PROFESSIONAL CORPORATION

401 1ST STREET

POST OFFICE BOX 2507

BAKERSFIELD, CALIFORNIA 93301-2507

TELEPHONE (805) 324-4004
FAX (805) 324-4005

JOHN B. WALL
LARRY F. PEAKE
ALAN J. PEAKE
OF COUNSEL
STEPHEN C. WALL

February 20, 2004

Mr. William Carter
HOUSING AUTHORITY OF THE
COUNTY OF KERN
601 24th St.
Bakersfield, California 93301

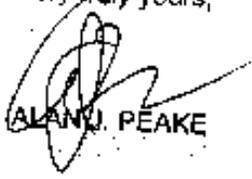
Re: Agency Plan

Dear Bill:

I have reviewed the Agency Plan, which was forwarded to me and the Agency Plan appears to be appropriate.

Should you have any questions or comments related to this matter, please don't hesitate to give me a call.

Very truly yours,


ALAN J. PEAKE

AJP:cms

Feeback\lbrs\carter.327

COUNTY OF KERN
MENTAL HEALTH SYSTEM OF CARE

Diane G. Koltek, M.E.T., Director

Administrative: 3300 Tuxedo Avenue, Suite 200 • PO. Box 1000 • Bakersfield, CA 93302
Voice: 661-868-6600 • FAX: 661-868-6668 • TTY Relay: 1-800-735-3029



William L. Carter
1111 California Avenue
Bakersfield
Phone: 661-868-4333
Fax: 661-868-4330
Toll Free: 1-800-833-0300
TDD: 661-868-4330

March 2, 2004

MAR 05 2004

William L. Carter, Executive Director
Housing Authority of the County of Kern
601 2nd Street
Bakersfield, CA 93301

Billant
1111 California Avenue
Phone: 661-868-4330
Fax: 661-868-4330

RE: HACK 2004 PHA Annual Plan

Gene Green
3005 Main
Bakersfield
Phone: 661-868-4330
Fax: 661-868-4330

Dear Bill:

Thank you for asking us to review and comment on the Housing Authority's Public Housing Agency Annual Plan for 2004.

Journal Gator
1111 California Avenue
Bakersfield
Phone: 661-868-4330
Fax: 661-868-4330
Toll Free: 1-800-833-0300
TDD: 661-868-4330

In the Statement of Housing Needs, you identify more than 33,000 families with disabilities in the jurisdiction. We agree with your assessment that housing affordability, supply and access are priority needs for this population.

Timothy Gray
1111 California Avenue
Bakersfield
Phone: 661-868-4330
Fax: 661-868-4330

We also note that the Annual Plan proposes no significant changes to Section 8 and Low Income Housing admission or participation preferences and requirements from last year. The fact that there are about 5,000 families, including 1,100 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.

Ed
1111 California Avenue
Bakersfield
Phone: 661-868-4330
Fax: 661-868-4330

We hope that this will also include HUD Mainstream Section 8 Program for Persons with Disabilities vouchers, if the opportunity is presented to you.

Yvonne G. Green
1111 California Avenue
Bakersfield
Phone: 661-868-4330
Fax: 661-868-4330

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

Debra J. Green
1111 California Avenue
Bakersfield
Phone: 661-868-4330
Fax: 661-868-4330

Your intensified commitment to developing affordable housing options in outlying areas, including Ridgecrest, Lake Isabella, and Delano, is both timely and critical.

Cheryl Green
1111 California Avenue
Bakersfield
Phone: 661-868-4330
Fax: 661-868-4330

Currently, we are especially interested in the 2004 Shelter Plus Care Program for disabled homeless persons and the possibility of your allocating project-based Section 8 subsidies for mental health housing, including transition age youth and rural community projects.

Sheila Green
1111 California Avenue
Bakersfield
Phone: 661-868-4330
Fax: 661-868-4330

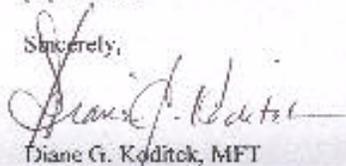
Because of problems finding landlords willing to accept Section 8 vouchers, associated with the low vacancy rates in the current housing market, we encourage you to consider applying for project-based (as opposed to tenant-based) HUD Shelter Plus Care subsidies this year.

Ann
1111 California Avenue
Bakersfield
Phone: 661-868-4330
Fax: 661-868-4330

Thank you again for your previous S+C applications and for supporting the Green Gardens expansion project currently underway. Your agency's continued participation in and leadership shown on the Behavioral Health Board Housing Committee, as well as the Kern County Homeless Collaborative, is also greatly appreciated.

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

Sincerely,



Diane G. Koditek, MFT
Director

DGK:GS:ss

SUSAN G.



March 5, 2004

MAR 08 2004

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

Dear Mr. ^{Bill}Carter:

I have reviewed the Housing Authority of the County of Kern's 2004 Annual Plan and have one comment related to the content of the plan. Section 12-A "PHA Coordination with the Welfare (TANF) Agency" (p. 35) and 12-C "Welfare Benefit Reductions" (p. 38) refer to the sharing of information and coordination of services between the PHA (Housing Authority) and the TANF agency (Department of Human Services). We continue to work and make progress in the sharing of information and coordination of services between our two agencies. However, opportunity still exists for us to partner in efforts to automate the sharing of information between the Housing Authority and Human Services. The automated sharing of information will improve customer service and assist the Housing Authority in complying with federal regulations related subsidized housing and welfare-to-work sanctioned individuals.

Thank you for allowing the Department of Human Services the opportunity to review and comment on the Annual Plan. Should you have questions related to this correspondence, please contact Pat Cheadle, Assistant Director at (661) 631-6136. We look forward to our continued partnership.

Sincerely,

Beverly Beasley Johnson
 Beverly Beasley Johnson, JD
 Director

Beverly Beasley Johnson, JD
 DIRECTOR

150 E. California Avenue, P.O. Box 511, Bakersfield, CA 93392
 Telephone: (661) 833-1170, Fax: (661) 833-1171, TDD: (661) 833-1172
 Email: info@hshs.kern.gov

Attachment 'G'

Statement of Progress

Housing Authority of the County of Kern

601 24th Street, Bakersfield, CA 93301

Phone: (661) 631-8500

YEAR 2004 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 four years of the five-year period, the Housing Authority of the County of Kern (HACK) obtained 480 additional Section 8 Vouchers, including 80 targeted for families with disabilities, for a total of 3,437 vouchers. It is unlikely we will achieve our overall goal of adding 800 vouchers since HUD is not issuing additional vouchers at this time. HACK has added a total of 229 public housing units and is seeking property and/or funding for additional units. We have exceeded our goal of 200 additional units. The Authority purchased, rehabbed and began operating a fourteen-unit development for Transitional Housing for Emancipated Foster Youth. Construction was completed on 46 new single-family units (a tax-credit development) in McFarland and the units are fully leased. A 15-acre site was purchased to develop an 80-unit affordable housing development in Delano; construction is currently underway on the first 20 housing units and a community center using tax credits as part of the funding. HACK is now seeking funding sources to construct 40-64 additional units. 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 development, to maintain the affordable housing for seniors. A 25-acre site in Greenfield (South Bakersfield) has been purchased and HACK is seeking funding for a residential development of 100 single-family units. Working with its non-profit housing corporation (Golden Empire Affordable Housing, Inc - GEAH), 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 and is assisting in obtaining funding for a 24-unit expansion of this development. HACK is currently conducting a market study and has obtained an exclusive development agreement with the City of Ridgecrest for a proposed senior housing development. HACK has obtained funding to construct 23 additional family housing units at the Ruben Blunt Village development in Lamont.

Goal: Improve the quality of assisted housing

Management of assisted housing units improved, as evidenced by the low vacancy rate (approximately 2-4%) 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, 88% for the year 2002 and 94% for the year 2003. The customer satisfaction subsystem score on the PHAS was extremely strong at 90%. Though the PHAS is controversial, it is an extremely rigorous

evaluation of the Authority's operation and has assisted HACK in a steady improvement in project management. In addition, numerous renovation and modernization projects have been completed. Improvements to both housing units and development sites were made during the past four years at Little Village, Adelante Vista, Oro Vista, Terra Vista, Homer Harrison Homes, and Plaza Towers. The Sunset Migrant Center has also been modernized. We have increased our inventory of single-family residences, units that are in high demand by our clientele. We continue to partner with other agencies to assist them in obtaining funding for and maintaining affordable housing and are partnering with the City of Bakersfield and the County of Kern to develop an overall affordable housing plan for the community and to ensure the quality of that housing. We have hired an additional housing inspector to ensure that properties assisted under the Section 8 program meet the housing quality standards and that inspections are conducted timely.

Goal: Increase assisted housing choices

Section 8 voucher users were routinely given mobility counseling at initial briefings and reexaminations. Voucher payment standards were also increased to 110% of the FMR. Regular meetings of the Landlord Advisory Group allow Authority staff to outreach to more potential voucher landlords and provide another forum to address landlord concerns about the Section 8 program operations. In addition, during 2001, a 'landlord liaison' function was established with a designated employee to assist in bringing new landlords into the program. HACK has increased the number of active Section 8 landlord participants, despite the unfavorable housing market for Section 8 tenants. Project-based Section 8 has been utilized at two developments to provide transitional housing for homeless families and Emancipated Foster Youth. We continue to pursue project-based Section 8 vouchers to provide additional housing choices for special populations and have partnered with several local agencies to increase the housing choices available to the disabled (mentally and physically) population. Staff implemented a Section 8 Home Ownership Program and the first families to participate have closed escrow. The HOPE 1 project is nearly complete and has provided for the sale of 160 units to low income families.

Goal: Improve Community quality of life and economic vitality

Lower income families were assured access to higher income developments (to the extent possible within geographic areas) by HACK's use of one combined LIPH waiting list. Various improvements were made to housing security, including implementation of patrols (with night patrols at certain developments), improved lighting, and strategic use of fencing. Neighborhood Watch groups are active at all LIPH developments. 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 and is seeking tenants for commercial development of a 2.7-acre parcel adjacent to one LIPH development that will provide 22,600 sq. ft. of tenant space for additional services, conveniences, and potential jobs for residents. HACK has completed the sale of the former central office complex to reduce debt service. The new owner of the former central office complex has completed renovations on the property and opened a medical center to serve the community and tenants of our Rio Vista and Little Village Annex developments in Bakersfield.

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

Additional childcare centers in Arvin and Delano (a USDA project) were completed and are now open. An additional Family Self-Sufficiency Coordinator position was developed to improve customer service; participation in programs and sponsored events continues to climb. The percentage of employed individuals in LIPH housing has increased and a total of 36 participants have graduated from the Family Self-Sufficiency Program. HACK is currently assisting 208 residents under the Resident Opportunities and Self-Sufficiency (ROSS) program. The Service Coordinator assists senior and disabled residents in attaining self-sufficiency and in maintaining independent living status. Memorandums of Understanding were developed with several local entities to provide supportive services for the mentally disabled Section 8 participants. Staff has implemented programs to assist in attaining and maintaining home ownership for both Section 8 and LIPH tenants. At the onset of this plan there were a total of 997 units and 491 employed residents (49%). Current numbers show 348 employed and 829 units (42%), an actual decrease in the number and percentage of employed residents. Seemingly it appears that HACK has not made progress towards this goal. However, the decrease may be due, in part, to the loss of many higher income and employed residents who were able to achieve home ownership during the past four years as low interest rates allowed them to qualify for home loans and the HOPE I project which specifically targeted HACK tenants for home ownership. Other economic factors and strong competition for entry-level employment positions has also impacted data used to measure progress.

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. Outreach to property owners has encouraged equal opportunity and emphasized non-discrimination. A Section 504 assessment was completed to identify potential problem areas and solutions identified to assure equal access. Some housing units and offices have been constructed or remodeled to provide better accessibility for residents. Staff has participated in diversity and affirmative action trainings.

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 above 95% for the past 30 months and has been as high as 99%, even with the addition of new vouchers. Our goal continues to be 98% utilization, and we are making considerable progress towards maintaining this level 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 601 24th Street, Bakersfield, California, on December 12, 2002. An open house and dedication was held on February 5, 2003. 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. A Service Improvement Team has been formed within the Section 8 program to facilitate additional operational changes needed to continue service improvement.

Attachment [H]

Project-Based Section 8

**HOUSING AUTHORITY OF
THE COUNTY OF KERN**
601 24th Street, Bakersfield, CA 93301
Phone: (661) 631-8500

PROJECT-BASED SECTION 8

During the FY 2004/2005, 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 2004/2005, HACK also intends to publish a Request for Proposal offering service providers / owners the opportunity to utilize project-based Section 8 vouchers in certain areas of the county where there is little available for tenant-based vouchers and in certain strategic locations where housing is needed for special populations (eg: mentally ill, seniors, emancipated foster youth with special needs). Such locations may include Bakersfield, or other locations throughout the county. Project basing the 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 additional units not to exceed 20% of the total number of Section 8 vouchers administered by HACK 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 3,437 (3,252 Voucher, 90 SRO/SPC, 80 SPC & 15 MOD) Section 8 vouchers.

Section 8 Homeownership Capacity Statement

**HOUSING AUTHORITY OF
THE COUNTY OF KERN**
601 24th 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 criterium:

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 requires that at least 1% of the purchase price must come from the family's resources.

**List of HACKs
Resident Commissioners**

**HOUSING AUTHORITY OF
THE COUNTY OF KERN**

601 24th Street, Bakersfield, CA 93301

Phone: (661) 631-8500

YEAR 2004 AGENCY PLAN - LIST OF RESIDENT COMMISSIONERS

| <u>Name</u> | <u>Term</u> | <u>Development of Residency</u> |
|-----------------|--------------------|---------------------------------|
| Brenda Callahan | 2/10/03 - 2/10/05 | Adelante Vista |
| JoAnne Teague* | 12/16/03 - 2/10/05 | Plaza Towers |

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

*Senior Citizen

**Definitions 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]

Public Notice

**HOUSING AUTHORITY OF
THE COUNTY OF KERN**
601 24th 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*’: 01/20/04, 01/21/04, 01/22/04, or, at the latest, 01/23/04. Please bill us.

PUBLIC NOTICE

The Housing Authority of the County of Kern has developed its Y2004 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: 601 24th 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 10, 2004 at the Housing Authority’s Office 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.] Esta disponible para revision en la Oficina de la Autoridad de Viviendas localizada en 601 24th 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 acabo el 10 de Marzo, 2004, 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

Pet Policy

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 "guide 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

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 vacate 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 who make 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 conduct or condition is determine to be a nuisance or 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 care giver 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 un-cared for pet 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 actions 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 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 violated any other conditions 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 procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

**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

| | | |
|---|---|-------------------------------------|
| PHA Name: <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: 2001 |
|---|---|-------------------------------------|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/03 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 | | 113,001.27 | 113,001.27 | 104,665.44 |
| 3 | 1408 Management Improvements | 208,294.40 | 191,576.78 | 191,576.78 | 191,576.78 |
| 4 | 1410 Administration | 201,230.00 | 148,345.12 | 148,345.12 | 148,344.57 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 378,650.00 | 457,893.95 | 457,893.95 | 457,893.95 |
| 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 | 461,061.29 | 461,061.29 | 461,061.29 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | 635,000.00 | 366,553.10 | 366,553.10 | 366,553.10 |
| 13 | 1475 Nondwelling Equipment | 14,221.60 | 49,246.09 | 49,246.09 | 49,246.09 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | 2,500.00 | 923.40 | 923.40 | 923.40 |
| 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 | 2,081,339.62 |
| 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

| PHA Name: <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: 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 – Sec 3 | | 10 | 102,115.82 | | 102,115.82 | 102,115.82 | Completed |
| | b) LIPH-Training | | 20 | 38,044.49 | 37,055.45 | 37,055.45 | 37,005.45 | Completed |
| | c) Consultants | | | 5,500.00 | 2,634.13 | 2,634.13 | 2,634.13 | Completed |
| | d) Resident Initiatives | | | 12,364.88 | | 12,364.88 | 12,364.88 | Completed |
| | e) Computer Software | | | 2,500.00 | 954.36 | 954.36 | 954.36 | Completed |
| | f) Technical Support | | | 57,269.30 | 36,104.88 | 36,104.88 | 36,104.88 | Completed |
| 2. PHA Wide | Administration | 1410 | 7 | 201,230.00 | 148,344.57 | 148,344.57 | 148,344.57 | Completed |
| 3. a) PHA Wide | Fee's Cost | 1430.01 | | 273,008.15 | 350,319.65 | 350,319.65 | 350,319.65 | Completed |
| b) PHA Wide | Inspection Cost | 1430.07 | | 131,137.40 | 107,574.30 | 107,574.30 | 107,574.30 | Completed |
| 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

| PHA Name: <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. PHA Wide | Energy Conservation Measures Includes R/R Light fixtures/lamps & R/R plumbing fixtures | 1460 | | 86,900.00 | | 86,900.00 | 86,900.00 | Completed |
| 7a. Cal 8-07, Terra Vista | R/R Windows & Change Facade | 1460 | 12 | 215,054.51 | | 215,054.51 | 215,054.51 | Completed |
| 7b. Cal 8-2, Adelante Vista | R/R Windows & Change Facade | 1460 | 12 | | 159,292.00 | 159,292.00 | 159,292.00 | Completed |
| 8. PHA Wide | Non-Dwelling | 1470 | | 635,000.00 | 366,553.10 | 366,553.10 | 366,553.10 | Completed |
| 9. PHA Wide | Non-Dwelling Equipment Computers for Maintenance Offices | 1475 | | 25,976.45 | 49,246.09 | 49,246.09 | 49,246.09 | Completed |
| 10. PHA Wide | Relocation | 1495 | | 2,500.00 | 923.40 | 923.40 | 923.40 | Completed |
| 11. PHA Wide | Contingency | 1502 | | 45,841.00 | -0- | -0- | | |
| 12. PHA - | Operations | 1406 | | | 113,001.27 | 113,001.27 | 104,665.44 | |

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 | |
| 1. PHA Wide – M.I. | | | | | | | |
| a) Job Training–Sec 3 | 3/03 | | 12/01 | 9/04 | | 09/02 | |
| b) LIPH-Training | 3/03 | | 9/01 | 9/04 | | 09/02 | |
| c) Consultants | 3/03 | | 9/01 | 9/04 | | 09/02 | |
| d) Resident Initiatives | 3/03 | | 12/01 | 9/04 | | 03/03 | |
| e) Computer Software | 3/03 | | 9/01 | 9/04 | | 12/02 | |
| f) Technical Support | 3/03 | | 12/01 | 9/04 | | 06/03 | |
| 2. PHA Wide-Administration | 3/03 | | 12/01 | 9/04 | | 12/03 | |
| 3. PHA Wide | | | | | | | |
| a) Fee’s & Cost | 3/03 | | 9/01 | 9/04 | | 09/03 | |
| b) Inspection Cost | 3/03 | | 12/01 | 9/04 | | 09/03 | |
| 4. Cal 8-01; Property Purchase | 3/03 | | 9/01 | 9/04 | | 09/01 | |
| 5. a) Cal 8-6A, Parking Impr. | 3/03 | | 12/01 | 9/04 | | 06/02 | |
| b) CAL 8-03; Parking Impr. | 3/03 | | 12/01 | | | 03/02 | |
| c) Cal 8-14, Parking Impr. | 3/03 | | 12/01 | 9/04 | | 06/02 | |
| 6. PHA Wide–Energy Performance | 3/03 | | 9/01 | 9/04 | | 09/02 | |
| 7. Cal 8-07; Windows/Facade | 3/03 | | 12/01 | 9/04 | | 06/02 | |

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 | |
| 8. PHA Wide; Non-Dwelling | 3/03 | | 03/02 | 9/04 | | 09/03 | |
| | | | | | | | |
| 9. PHA Wide; Non-Dwell. Equip | 3/03 | | 06/02 | 9/04 | | 03/03 | |
| | | | | | | | |
| 10. PHA Wide; Relocation | 3/03 | | 12/02 | | | 06/03 | |
| | | | | | | | |
| 11. PHA Wide; Contingency | 3/03 | | 12/02 | 9/04 | | 12/01 | |
| | | | | | | | |
| 12. PHA; Operations | | 03/03 | 03/03 | 9/04 | | | |
| | | | | | | | |

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

| | | |
|---|---|-------------------------------------|
| PHA Name: 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 |
|---|---|-------------------------------------|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/03 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 | 84,315.71 | 84,315.71 | 43,081.41 |
| 3 | 1408 Management Improvements | 197,250.00 | 218,084.05 | 218,084.05 | 218,302.53 |
| 4 | 1410 Administration | 163,265.00 | 137,290.59 | 137,290.59 | 130,095.04 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 220,000.00 | 164,345.96 | 164,345.96 | 134,918.68 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 989,640.00 | 1,014,640.00 | 886,215.00 | 852,683.10 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | 12,500.00 | 13,978.69 | 13,978.69 | 13,536.67 |
| 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 | 0.00 | 0.00 | 0.00 |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 1,632,655.00 | 1,632,655.00 | 1,504,230.00 | 1,392,617.43 |
| 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: CA16P008502-02 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 | 84,315.71 | 84,315.71 | 43,081.41 | In Progress |
| 2. PHA Wide | Management Improvement | 1408 | | | | | | |
| | a) Job Training – Sec 3 | | 10 | 84,000.00 | 124,978.89 | 124,978.89 | 124,978.89 | Completed |
| | b) LIPH – Training | | 20 | 20,000.00 | 9,631.09 | 9,631.09 | 9,631.09 | Completed |
| | c) Resident Initiatives | | | 10,000.00 | 8,695.42 | 8,695.42 | 8,695.42 | Completed |
| | d) Computer software | | | 2,500.00 | 790.26 | 790.26 | 790.26 | Completed |
| | e) Technical Support | | | 80,750.00 | 74,206.87 | 74,206.87 | 74,206.87 | Completed |
| 3. PHA Wide | Administration | 1410 | 7 | 163,265.00 | 137,290.59 | 137,290.59 | 130,095.04 | |
| 4. a) PHA Wide | Fee’s Cost | 1430.01 | | 95,000.00 | 67,189.96 | 67,189.96 | 67,189.96 | Completed |
| | b) PHA Wide | 1430.07 | | 125,000.00 | 96,709.64 | 96,709.64 | 67,728.72 | |
| 5.) CAL 8-03, Valle Vista | Modernize Prototype | 1460 | 1 | 103,875.00 | | 103,875.00 | | Under Construction |
| 6.) CAL 8-05 Little Village | R/R Windows/Exterior Facade Modernization | 1460 | 6 | 316,276.00 | 590,928.00 | 590,928.00 | 590,928.00 | Completed |
| 7.) CAL 8-6B, Little Village | R/R Windows/Exterior Facade Modernization | 1460 | 2 | 175,325.00 | 0.00 | 0.00 | 0.00 | |

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: CA16P008502-02 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.) CAL 8-02, Adelante Vista | R/R Windows & Exterior Facade | 1460 | 6 | 290,839.00 | | 290,839.00 | 261,755.10 | Completed |
| 9.) CAL 8-6A, Oro Vista | Modernize Prototype | 1460 | 1 | 103,325.00 | 29,136.00 | 29,136.00 | | Under Construction |
| 10.) PHA Wide | Non-Dwelling Equipment Computers for Maint. Offices | 1475 | | 12,500.00 | 13,978.69 | 13,978.69 | 13,536.67 | On Going |
| 11.) PHA Wide | Contingency | 1502 | | 0.00 | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

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: CA16P008502-02 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 | | 12/02 | 9/05 | | | |
| 2. PHA Wide- M.I. | | | | | | | |
| a) Job Training-Sec 3 | 3/04 | | 09/02 | 9/05 | | 12/03 | |
| b) LIPH-Training | 3/04 | | 12/02 | 9/05 | | 12/03 | |
| c) Resident Initiatives | 3/04 | | 12/02 | 9/05 | | 12/03 | |
| d) Computer Service | 3/04 | | 9/03 | 9/05 | | 12/03 | |
| e) Technical Support | 3/04 | | 09/02 | 9/05 | | 12/03 | |
| 3. PHA Wide-Admin. | 3/04 | | 09/02 | 9/05 | | | |
| 4. PHA Wide | | | | | | | |
| a) Fee's & Cost | 3/04 | | 03/03 | 9/05 | | 12/03 | |
| b) Inspection Cost | 3/04 | | 9/02 | 9/05 | | | |
| 5. CAL 8-3, Valle Vista | 3/04 | | 12/03 | 9/05 | | | |
| 6. CAL 8-5, Modernize | 3/04 | | 03/03 | 9/05 | | 12/03 | |
| 7. CAL 8-6B, Modernize | 3/04 | | 03/03 | 9/05 | | 03/03 | |
| 8. CAL 8-2, R/R Windows/Exterior | 3/04 | | | 9/05 | | 12/03 | |
| 9. CAL 8-6A, Prototype | 3/04 | | | 9/05 | | | |
| 10. PHA Wide – Non-Dwelling Equip. | 3/04 | | 09/02 | 9/05 | | | |

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: CA16P008502-02 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 | |
| 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

| | | |
|---|---|-------------------------------------|
| PHA Name: Housing Authority of the County of Kern | Grant Type and Number Capital Fund Program Grant No: CA16P008501-03 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|---|---|-------------------------------------|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/03 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 | 140,840.00 | | 140,840.00 | |
| 3 | 1408 Management Improvements | 140,840.00 | | 130,000.00 | 40,230.42 |
| 4 | 1410 Administration | 140,840.00 | | 140,840.00 | 771.18 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 210,000.00 | | 110,440.00 | 3,709.07 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 735,147.00 | | 200,000.00 | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | 12,500.00 | | 130.00 | 128.69 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | 5,000.00 | | 165.00 | 162.50 |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | 23,235.00 | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 1,408,402.00 | | 722,415.00 | 45,001.86 |
| 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: CA16P008501-03 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 | | 140,840.00 | | 140,840.00 | | On Going |
| 2. PHA Wide | Management Improvement | 1408 | | | | | | |
| | a) Job Training – Sec 3 | | 10 | 65,575.00 | | 65,575.00 | 30,592.61 | Underway |
| | b) LIPH – Training | | 20 | 5,000.00 | | 2,000.00 | 1,909.50 | On Going |
| | c) Resident Initiatives | | | 8,000.00 | | 2,660.00 | 1,181.27 | On Going |
| | d) Computer software | | | 2,500.00 | | | | |
| | e) Technical Support | | | 59,765.00 | | 59,765.00 | 6,547.04 | On Going |
| 3. PHA Wide | Administration | 1410 | 7 | 140,840.00 | | 140,840.00 | 771.18 | On Going |
| 4. a) PHA Wide | Fee's Cost | 1430.01 | | 99,265.00 | | | | |
| b) PHA Wide | Inspection Cost | 1430.07 | | 110,735.00 | | 110,735.00 | 3,709.07 | On Going |
| 5.) CAL 8-03, Valle Vista | Modernize Prototype | 1460 | 1 | 110,000.00 | | 110,000.00 | | Under Contract |
| 6.) CAL 8-05 Little Village | R/R Windows/Exterior Facade Modernization | 1460 | 6 | 195,147.00 | | | | Planning |
| 7.) CAL 8-6B, Little Village | R/R Windows/Exterior Facade Modernization | 1460 | 2 | 210,000.00 | | | | Planning |

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: CA16P008501-03 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 | |
| 8.) CAL 8-02, Adelante Vista | R/R Windows & Exterior Facade | 1460 | 6 | 20,000.00 | | | | |
| 9.) CAL 8-6A, Oro Vista | Modernize Prototype | 1460 | 1 | 90,000.00 | | 90,000.00 | | Under Contract |
| 10.) Cal 8-6A, Rio Vista | Rehab unit ADA | 1460 | 1 | 110,000.00 | | | | A/E |
| 11.) PHA Wide | Non-Dwelling Equipment-Office equip. | 1475 | | 12,500.00 | | | | |
| 12.) PHA Wide | Relocation | 1495 | | 5,000.00 | | | | |
| 13.) PHA Wide | Contingency | 1502 | | 23,235.00 | | | | |

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: CA16P008501-03 Replacement Housing Factor No: | | | | | Federal FY of Grant: 2003 | |
|--|---|--|--------|---|---------|--------|----------------------------------|--|
| 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-Sec 3 | 3/05 | | 12/03 | 9/06 | | | | |
| b) LIPH-Training | 3/05 | | 12/03 | 9/06 | | | | |
| c) Resident Initiatives | 3/05 | | 12/03 | 9/06 | | | | |
| d) Computer Service | 3/05 | | | 9/06 | | | | |
| e) Technical Support | 3/05 | | 12/03 | 9/06 | | | | |
| 3. PHA Wide-Admin. | 3/05 | | 12/03 | 9/06 | | | | |
| 4. PHA Wide | | | | | | | | |
| a) Fee's & Cost | 3/05 | | | 9/06 | | | | |
| b) Inspection Cost | 3/05 | | 12/03 | 9/06 | | | | |
| 5. CAL 8-3, Valle Vista | 3/05 | | 12/03 | 9/06 | | | | |
| 6. CAL 8-5, Modernize | 3/05 | | | 9/06 | | | | |
| 7. CAL 8-6B, Modernize | 3/05 | | | 9/06 | | | | |
| 8. CAL 8-2, R/R Windows/Exterior | 3/05 | | | 9/06 | | | | |
| 9. CAL 8-6A, Color Coat Change Ext. Facade | 3/05 | | 12/03 | 9/06 | | | | |
| 10. Cal 8-01, Rehab Unit - ADA | 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**

| PHA Name: Housing Authority of the County of Kern | | Grant Type and Number Capital Fund Program No: CA16P008501-03 Replacement Housing Factor No: | | | | Federal FY of Grant: 2003 | |
|--|---|--|--------|---|---------|------------------------------|----------------------------------|
| 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 | |
| 11. PHA Wide – Non-Dwelling Equip. | 3/05 | | | 9/06 | | | |
| 12. PHA Wide- Relocation | 3/05 | | | 9/06 | | | |
| 13. Contingency | 3/05 | | | 9/06 | | | |
| | | | | | | | |

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

| | | |
|--|--|--|
| PHA 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> |
|--|--|--|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/03 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 | \$ 73,667.00 | | \$ 73,667.00 | |
| 19 | 1501 Collaterization 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

| | | |
|---|---|---|
| PHA 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>CA16R008501-01</i> | Federal FY of Grant: <i>2001</i> |
|---|---|---|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/03 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 Collaterization 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

| | | |
|--|--|---|
| PHA 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>CA16R008501-02</i> | Federal FY of Grant: <p style="text-align: center;"><i>2002</i></p> |
|--|--|---|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/03
 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 Collaterization 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 | | | | |

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

| | | |
|---|---|--|
| PHA 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>CA16R008501-03</i> | Federal FY of Grant: <p style="text-align: center;">2003</p> |
|---|---|--|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/03
 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 | \$ 223,358.00 | | 223,358.00 | |
| 19 | 1501 Collaterization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$ 223,358.00 | | 223,358.00 | |
| 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 | | | | |

Community Service Policy

6-10 Continued Occupancy and Community Service

NOTE: THIS PROVISION IS PRESENTLY NOT APPLICABLE AND WILL NOT BE REINSTATED UNTIL FURTHER NOTICE. REINSTATEMENT, IF ANY, WILL BE NO EARLIER THAN JULY 1, 2003.

In order to be eligible for continued occupancy, each adult family member must either:

- (1) contribute eight (8) hours per month of community service (not including political activities); or,
- (2) participate in an economic self-sufficiency program; or
- (3) perform eight (8) hours per month of combined activities as previously described, unless they are exempt from this requirement.

6-10 (A)

The following adult family members of tenant families are exempt from this requirement:

1. Family members who are 62 or older
2. Family members who are blind or disabled as defined under 216(I)(1) or 1614 of the Social Security Act (42 U.S.C. 416(I)(1) and who certifies that because of this disability she or he is unable to comply with the community service requirements.
3. Family members who are the primary care giver for someone who is blind or disabled as set forth in Paragraph B above.
4. Family members engaged in work activities.
5. Family members who are exempt from work activity under Part A Title IV of the Social Security Act or under any other State welfare program, including the Welfare-to-Work program.
6. Family members receiving assistance benefits or services under a State program funded under any other State welfare program, including Welfare-to-Work and who are in compliance with that program.

6-10 (B)

HACK shall identify all adult family members who are apparently not exempt from the community service requirement.

HACK shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. HACK shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after July 1, 2001. For families paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had

an annual reexamination taken place. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

6-10 (C)

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

HACK will coordinate with social service agencies, local schools, and the Human Resources Office in identifying a list of volunteer community service positions.

Together with the resident advisory councils, HACK may create volunteer positions such as hall monitoring, litter patrols, and supervising and record keeping for volunteers.

6-10 (D)

At the first annual reexamination on or after July 1, 2001, and each annual reexamination thereafter, HACK will do the following:

1. Provide a list of volunteer opportunities to the family members.
2. Provide information about obtaining suitable volunteer positions.
3. Provide a volunteer time sheet to the family member. Instructions for the time sheet require the individual to complete the form and have a supervisor date and sign for each period of work.
4. Assign family members to a community organization that will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. Tracking the family member's progress will be made at least annually or sooner with the family member as needed to best encourage compliance.
5. Thirty (30) days before the family's next lease anniversary date, the community organization will advise HACK whether each applicable adult family member is in compliance with the community service requirement.

6-10 (E)

HACK will notify any family member found to be in noncompliance of the following:

1. The family member(s) has been determined to be in noncompliance;
2. That the determination is subject to the grievance procedure; and
3. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated.

6-10 (F)

HACK will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours needed to comply with the requirement over the past 12-month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time, stay current with that year's community service requirement. The first hours a resident earns go toward the current commitment until the current year's commitment is made.

The Housing Manager may assist the family member in identifying volunteer opportunities and will track compliance on a quarterly basis.

6-10 (G)

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service, HACK shall take action to terminate the lease.

6-10 (H)

In implementing the service requirement, HACK may not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by its employees, or replace a job at any location where residents perform activities to satisfy the service requirement.



HOUSING AUTHORITY OF THE COUNTY OF KERN



WILLIAM L. CARTER
Executive Director

601 – 24TH STREET • BAKERSFIELD, CA 93301
PHONE: (661) 631-8500

FAX (661) 631-9500
TDD 661/631-1047

July, 2003

NOTICE TO ALL PUBLIC HOUSING RESIDENTS

A section of *The Quality Housing & Work Responsibility Act of 1998* requires all able adults living in public housing to “give back to their community” by performing at least 8 hours per month of community service/self-sufficiency activities.

This law is effective immediately and eligible residents must begin performing these activities no later than October 31, 2003. All adult (18 years or older) residents must comply UNLESS they are EXEMPT because they are:

- 62 years of age or older;
- A person with disabilities and who certifies that, based on the disability, he or she cannot comply with the requirement;
- A caretaker of a person with a disability who has certified that based on the disability, the caretaker cannot comply with the requirement;
- A person working at least 30 hours per week;
- A person engaged in work activities as defined in section 407(d) of the Social Security Act or any other State welfare Program such as:
 - Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available;
 - On-the-job training programs;
 - Community service programs;
 - Vocational educational training (not to exceed 12 months for each individual);
 - Job-skills training directly related to employment;
 - Education directly related to employment in the case of a recipient who has not received a high school diploma or a high school certificate of equivalency;
 - Full time student at a secondary school (high school) or enrolled in a program to achieve a certificate of general equivalence;
 - Provide childcare services to another individual who is participating in a community service program.

Examples of the types of volunteer Community Service and Self-sufficiency Activities to meet your 8 hour per month requirement are shown on the back side of this page.

Your Housing Manager is available to assist you with any questions you may have related to these requirements.

Sincerely,
HOUSING AUTHORITY OF THE COUNTY OF KERN

Patricia Norris
Deputy Director, Housing Management

Examples of eligible Community Service activities include, but are not limited to:

- Volunteer at a local public or non-profit institutions such as: schools, other before or after school programs, child care centers, Head Start, hospitals, clinics, hospices, nursing homes, recreation centers, senior centers, adult day care programs, homeless shelters, food bank, Boy Scouts, Girl Scouts, Boys or Girls Club, 4-H Club, Police Athletic League, Big Brothers or Big Sisters, Garden Center, Community clean-up programs, Senior Meals programs, Meals on Wheels etc.

Examples of eligible Self-sufficiency activities include, but are not limited to:

- Job readiness Programs;
- Job training Programs;
- Skills training Programs;
- Higher education (Junior college or college - full time students only)

The form attached to this notice is the responsibility of the Head of Household and must reflect the name of every adult (18 years or older) member living in the home and indicate whether or not any adult members are exempt from performing the required monthly 8 hours of community service/self-sufficiency activities.

For family members who must perform the community service, please indicate name of the family member under the Non-Exempt section of the Tracking Certification form attached to this notice.

All non-exempt family members must average 8 hours of community service/self-sufficiency activity per month. All non-exempt family members are required to provide written verification from the organization(s) at which the adult family member performed the Community Service/Self Sufficiency activities. The written verification(s) must contain the name and address of the organization, the date(s) and number of hours the services were performed, the telephone number of the organization(s), and the name and signature of a person authorized to verify information on behalf of the organization. Verification(s) may be submitted to the Development Manager as often as you wish, but **no later** than the date of the families next Annual Recertification.

Failure to comply with this requirement may result in termination from the public housing program.



HOUSING AUTHORITY OF THE COUNTY OF KERN



WILLIAM L. CARTER
Executive Director

601 – 24TH STREET • BAKERSFIELD, CA 93301
PHONE: (661) 631-8500

FAX (661) 631-9500
TDD (661) 631-1047

COMMUNITY SERVICE/SELF-SUFFICIENCY TRACKING CERTIFICATION FORM

Development: _____

Name of Head of Household: _____

Address: _____

For period starting (must be no later than 10-31-03) _____ and ending _____

PLEASE RETURN COMPLETED FORM AT THE TIME OF YOUR ANNUAL CERTIFICATION.

Verification(s) of services performed may be submitted to the Development Manager as often as you wish but not later than the date of the next Annual Recertification.

I, the Head of Household, certify that the following adult members of my household are EXEMPT from performing the Community Service requirements because they are:

Employed (working 30 or more hours per week) List all adults that are employed and provide the name and address of their employer: _____

Blind or Disabled, as defined under Section 216 [I][1] or 1614 of the Social Security act, and who is unable to comply with this section - Name of Blind or Disabled Individual(s): _____

A primary caretaker of a blind or disabled individual - Name of Caretaker _____

Exempt for other reasons such as: Age 62 years or older, working in a work experience program, participating in an on the-job training program, participating in a vocational education training program (not to exceed 12 months for each individual), participating in a community service program, participating in a job-skills training directly related to employment, attending school on a full time basis to obtain a high school diploma or a certificate of general equivalence, attending junior college or college on a full time basis or providing childcare services to another individual who is participating in the community service program. Name of family member(s): _____

NOT EXEMPT - the following family member(s) do not meet the requirements for exemption and will be required to perform 8 hours per month of community service.

I hereby certify that all the information contained in this form is true and correct and I realize that failure to complete this form or perform any required community service may result in termination from the Low Income Public Housing Program.

Signature of Head of Household: _____ Date Submitted _____

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

**County of Kern
City of Bakersfield**



Susan,
For your file f
to go w/ Plan
March 11 2004 - CC

Mr. Bill Carter
Executive Director
HACK
525 Roberts Ln.
Bakersfield, Ca. 93308-4799

RE: Letter of Consistency with Consolidated Plan (ConPlan) 2005

Dear Bill:

We are returning an executed form (letter of ConPlan consistency) as requested for your FY 04-05 PHA Plan. Please let us know if you have any questions regarding this consistency letter.

Sincerely,


Vince Zaragoza
Principal Planner

xc: Donna Kunz, Economic Development Director
George Gonzales, CD Coordinator

Attachment

<file:///p:/zz/letters/FY 04-05 HACK/Letter of Consistency.doc>

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

I, Alan Tandy the City Manager certify
that the Five Year and Annual PHA Plan of the Housing Authority of the County of Kern is
consistent with the Consolidated Plan of the City of Bakersfield prepared
pursuant to 24 CFR Part 91.

 7/4/04

Signed / Dated by Appropriate State or Local Official

**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 9th day of March, 2004:

"WHEREAS, this Board has determined that the County of Kern should approve certain Certification with the U.S. Department of Housing and Urban Development for Consistency of Housing Authority of the County of Kern Agency Plan and Annual Plan with the County Consolidated Plan for Community Development Programs, bearing the date of March 9, 2004.

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.

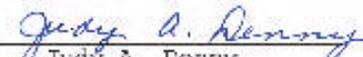
The undersigned further certifies that said resolution was adopted by the following vote:

Ayes: McQuiston, Maben, Patrick, Watson, Parra
Noes: None
Absent: None
Dated: March 9, 2004



DENISE PENNELL
Clerk of the Board of Supervisors
County of Kern

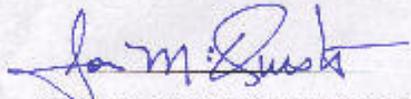
By:


Judy A. Denny
Deputy Clerk

Reference: Item No. 17

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

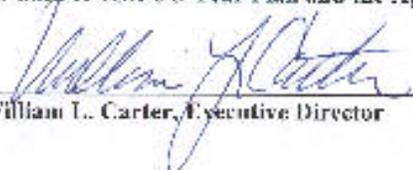
I, Jan McQuiston the Chairman of the Board of Supervisors certify
that the Five Year and Annual PHA Plan of the Housing Authority of the County of Kern is
consistent with the Consolidated Plan of the County of Kern prepared
pursuant to 24 CFR Part 91.

 MAR 9 2004
Signed / Dated by Appropriate State or Local Official

Civil Rights and Other Certifications

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 Y2004 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 Y2004 Annual Plan.


William L. Carter, Executive Director

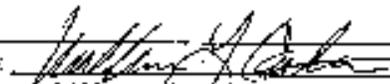
April 12, 2004

Date

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OIG
0348 0345

| | | |
|---|---|---|
| 1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. other financial | 2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. award | 3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____ |
| 4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____ if known. Congressional District, if known: _____ | 5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: _____ | |
| 6. Federal Department/Agency: _____ | 7. Federal Program Name/Description: CFDA Number, if applicable: _____ | |
| 8. Federal Action Number, if known: _____ | 9. Award Amount, if known: \$ _____ | |
| 10. a. Name and Address of Lobbying Registrant (If individual, last name, first name, MI) | b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI) | |
| 11. Information reported herein is required by 31 U.S.C. section 1352. The disclosure of lobbying activities is a public responsibility of the contractor. Information reported by the contractor is subject to public release. The disclosure of information reported herein is subject to public release. The contractor shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each violation. | Signature:  Print Name: <u>William J. Carter</u> Title: <u>Executive Director</u> Telephone No.: <u>(661) 631-8500</u> Date: <u>06/12/06</u> | |
| Federal Use Only | | Authorized for Local Procurement Standard Form 298 (Rev. 7-87) |

**Certification of Payments
to Influence Federal Transactions**

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

Applicant:

HOUSING AUTHORITY OF THE COUNTY OF KERN

Program/Activity/Use of Federal Grant Funding:

Low Income Public Housing; Section 8

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

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

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-F17, Disclosure Form to Report Lobbying, in accordance with its instructions.

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

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1353, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

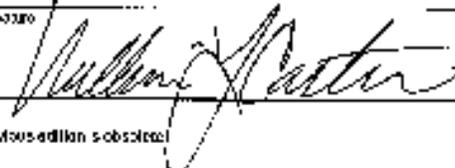
I hereby certify that all the information stated herein, as well as any information provided in the accompanying herewith, is true and accurate.

Warning: HLC will prosecute false claims and statements. Competition may result in criminal and/or civil penalties.
(18 U.S.C. 801, 10-10, 1012; 31 U.S.C. 3729 (a)(2))

Name of Authorized Official

William L. Carter

Signature



Title

Executive Director

Date of Signature

April 12, 2004

Previous edition obsolete

form HUD-50071 (3-02)
ref: Handbooks 7417.1, 7476.13, 7425.1, & 7456.3

**RESOLUTION NO. 1931, ADOPTING
HACK'S Y2004 AGENCY PLAN AND
APPROVING SUBMISSION OF THE
PLAN TO HUD, AS REQUIRED BY
THE QUALITY HOUSING & WORK
RESPONSIBILITY ACT OF 1998.**

I, William L. Carter, Secretary of the Board of Commissioners of the Housing Authority of the County of Kern, do hereby certify that the following resolution proposed by Commissioner _____ and seconded by Commissioner _____ was duly passed and adopted by said Board of Commissioners at an official meeting thereof this 14th day of April, 2004, by the following vote, to wit:

AYES:

NOES:

ABSENT:

(SEAL)

Secretary of the Board of
Commissioners of the
Housing Authority of the
County of Kern

RESOLUTION NO. 1931

**PHA Certifications of Compliance with the PHA Plans
And Related Regulations
Board Resolution to Accompany the PHA Plan**

Acting on behalf of the Board of Commissioners of the Housing Authority of the County of Kern (HACK), a Public Housing Agency (PHA), as its Chairman, I approve the submission of the standard 5-Year Plan and Annual Plan for fiscal year beginning July 1, 2004, hereinafter referred to as 'the Plan,' of which this document is part and make the following certifications and agreements with the U.S. Department of Housing & Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

WHEREAS, The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located; and

WHEREAS, The Plan contains a certification by the appropriate local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.

WHEREAS, The PHA has established a Resident Advisory Board, the membership of which represents the residents assisted by the PHA, consulted with the Board in developing the Plan, and considered the recommendations of the Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board and a description of the manner in which the Plan addresses these recommendations.

WHEREAS, The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.

WHEREAS, The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, The Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.

WHEREAS, The PHA will affirmatively further fair housing by examining their programs and proposed programs; identify any impediments to fair housing choice within those programs; address those impediments in a reasonable fashion in view of the resources available; work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that requires the PHA's involvement; and maintain records reflecting these analyses and actions.

WHEREAS, For PHA Plan that includes a policy for site-based waiting lists:

1. The PHA regularly submits required data to HUD's MTCS in an accurate, complete, and timely manner (as specified in PIH Notice 99-2).
2. The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site.

3. Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD.
4. The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing.
5. The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR, Part 903.7(c)(1).

WHEREAS, The PHA will comply with the prohibitions against discrimination on the basis of age, pursuant to the Age Discrimination Act of 1975.

WHEREAS, The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies & Procedures for the Enforcement of Standards & Requirements for Accessibility by the Physically Handicapped.

WHEREAS, The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulations at 24 CFR Part 135.

WHEREAS, The PHA has submitted with the Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24 Subpart F.

WHEREAS, The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

WHEREAS, The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24, as applicable.

WHEREAS, The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

WHEREAS, The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities, in accordance with 24 CFR Part 58.

WHEREAS, With respect to public housing, the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

WHEREAS, The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

WHEREAS, The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

WHEREAS, The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local, & Indian Tribal governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local, and Federally Recognized Indian Tribal Governments).

WHEREAS, The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.

WHEREAS, All attachments to the Plan have been and will continue to be available at all times and at all locations that the PHA Plan is available for public inspection, along with the Plan and attachments at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of the County of Kern

PHA Name:

CA 008

PHA #:

Max Bacerra, Chairman of the PHA Board of Commissioners

Date