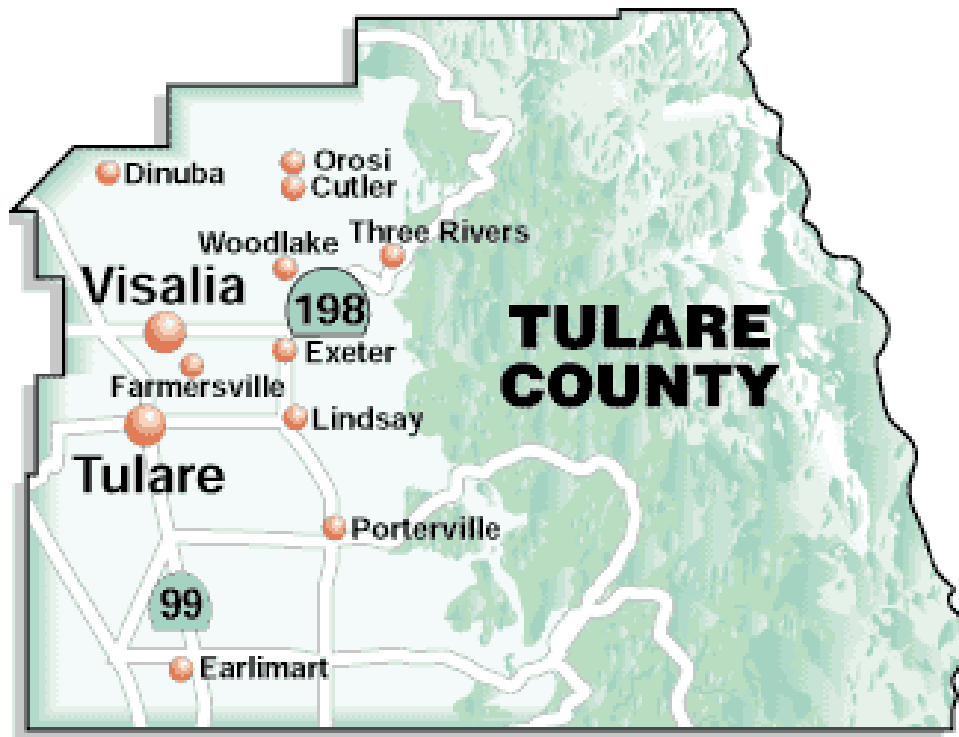


Moving to Work

FY 2017-2018 Annual Plan

Housing Authority of the County of Tulare



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Section I: Introduction

Background: The Housing Authority of the County of Tulare (HATC) was established in 1945. It initially sought to provide affordable housing for returning WWII veterans and their families. However, since its establishment, it has incorporated numerous, different programs into its housing portfolio. These programs are funded by various types of agencies that include the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), the Tax Credit Allocation Committee of the State Treasurer's Office (LIHTC), California's Rental Housing Construction Program (RHCP), HOME, City Redevelopment Agencies (RDA) and other local agencies. HATC is also a current participant of the Moving to Work (MTW) Demonstration Program. This demonstration is an effort by HUD to facilitate program innovations that work towards enhancing the efficacy of PHAs. HATC has capitalized on the organizational and procedural flexibilities gained through its participation in the MTW Demonstration Program to become a more effective and efficient agency. Currently, HATC provides affordable and well-maintained rental housing to over 5,000 households throughout Tulare County.

Mission Statement: To provide affordable, well-maintained rental housing to qualified low and very low-income families. Priority shall be given to working families, seniors and the disabled. Tenant self-sufficiency and responsibility shall be encouraged. Programs shall be self-supporting to the maximum extent feasible.

Our mission statement was instituted prior to HATC's participation in the MTW Demonstration Program. However, the commencement of the MTW Demonstration Program provided HATC the opportunity to utilize the program flexibilities to provide our families with the necessary tools to establish responsibility and achieve self-sufficiency. Furthermore, the organizational vision of HATC has always worked to achieve administrative efficiency and effectiveness. HATC's mission, vision and strategic objectives are effectively aligned with the three primary MTW Demonstration Program statutory objectives:

1. Reduce cost and achieve greater cost effectiveness in federal expenditures;
2. Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participants in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
3. Increase housing choices for low-income families.

Since its inclusion in the MTW Demonstration Program on May 1, 1999 HATC has worked to develop and implement policies that further promote the noted MTW Demonstration Program statutory objectives. The cohesiveness of HATC's internal mission, vision and goals, along with the three MTW statutory objectives, has constructed a detailed set of MTW short and long term goals and objectives for our agency.

Short Term Goals: HATC's 2017-2018 MTW Demonstration Program short term goals and objectives for its employees and its agency include:

1. Reducing cost by achieving greater cost effectiveness in federal expenditures.
2. Increase incentives for families to seek employment, meet educational goals, to participate in job-training programs to achieve economic self-sufficiency, and to decrease incentives for families to underreport income by establishing fixed subsidies and fixed rents.
3. Increase housing choices for program participants.
4. Increase organizational efficiency by improving productivity and work quality through the reduction of calculation errors and unnecessary work volume.

Section I: Introduction

All of the goals and objectives are accomplished through the implementation of Ongoing MTW Activities (Section VI). HATC will further elaborate on how these goals and objectives are being met throughout this fiscal year in Section VI of this Plan.

Long Term Goals: HATC has long worked towards developing and implementing a MTW Demonstration Program that emphasizes organizational efficacy, while establishing incentives for participants to become self-sufficient. Our MTW Demonstration Program is driven by the values outlined in the three primary MTW Demonstration Program statutory objectives. In the long term, our goal is to continue to seek program innovations that will further enhance the completion of these objectives.

HATC continuously works to achieve a MTW Demonstration Program that reduces cost through the streamlining and simplification of operations without jeopardizing program integrity. The data and narratives presented in this Plan sit out to display the overall success and value of our MTW Demonstration Program. We continue to work with the goal of being an innovative MTW agency; one that demonstrates the value of the MTW Program Demonstration. While our agency been able to finalize a new ten year MTW Agreement to 2028; our long term goal is to establish a permanent MTW contract with HUD.

Lastly, with the publishing of the Final Rule on “Instituting Smoke-Free Public Housing” (24 CFR Parts 965 and 966); the Housing Authority of the County of Tulare will be moving forward and implementing a Smoke-Free Policy within all of our Public Housing stock. We currently, already have one Public Housing Project that is under such policy. All the necessary notification to tenants and lease addendums will be administered as set forward in the noted Final Rule. Notification of this policy modification was included in our Public Hearing and was noted throughout the Public Process of this Plan. The Housing Authority of the County of Tulare will transition all 710 of its Public Housing units to be smoke-free as of July 1, 2017.

Section II: General Housing Authority Operating Information

II.1.Plan.HousingStock A. MTW Plan: Housing Stock Information

Planned New Public Housing Units to be Added During the Fiscal Year											
AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
PIC Dev. # /AMP PIC Dev. Name	0	0	0	0	0	0	0	0	Type Noted *	0	0
Total Public Housing Units to be Added								0			

* Select Population Type from: Elderly, Disabled, General, Elderly/Disabled, Other

If Other, please describe: N/A

Planned Public Housing Units to be Removed During the Fiscal Year		
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
PIC Dev. # /AMP PIC Dev. Name	0	N/A
Total Number of Units to be Removed	0	

Section II: General Housing Authority Operating Information

New Housing Choice Vouchers to be Project-Based During the Fiscal Year

Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project
Property Name	0	N/A
D		
Anticipated Total New Vouchers to be Project-Based	0	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year
		30 30

*New refers to tenant-based vouchers that are being project-based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

Other Changes to the Housing Stock Anticipated During the Fiscal Year

No changes to the housing stock anticipated during the fiscal year.

Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.

Section II: General Housing Authority Operating Information

General Description of All Planned Capital Fund Expenditures During the Plan Year

HATC will continue to own and manage 710 Public Housing units. There is no plan to develop additional public-housing units; nor do we plan on removing any units from our inventory. There will be an investment of \$1,161,288 in Capital Fund improvements. The noted expenditures will cover maintenance and rehabilitation in public-housing units within the following four AMPS: CA030000805 (Dinuba Area), CA030000810 (Tulare Area), CA030000815 (Visalia Area), and CA030000817 (Porterville Area). Capital Fund expenditures in CA030000805 will cover the following rehabilitation projects: replacement of stoves and refrigerators, asphalt improvements, fence replacements, and landscaping improvements. Capital Fund expenditures in CA030000810 will cover the following rehabilitation projects: flooring replacements, replacement of refrigerators, rehabilitation of interior paint, repair/replacements of ranges, landscaping improvements, improvements of cabinets and countertops, replacement of doors, and Air Conditioning unit improvements. Capital Fund expenditures in CA030000815 will cover a large range of capital rehabilitation projects, including roofing replacements, landscaping improvements, carpet replacement along with Air Conditioning and Heating unit improvements. Lastly, Capital Fund expenditures in CA030000817 cover the following capital rehabilitation projects: gutter replacements, improvements of cabinets and countertops, dishwasher replacements, interior and exterior painting, carpet replacement as well as Air Conditioning and Heating unit improvements.

Section II: General Housing Authority Operating Information

II.2.Plan.Leasing B. MTW Plan: Leasing Information

Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/ Leased***
Federal MTW Public Housing Units to be Leased	710	8,520
Federal MTW Voucher (HCV) Units to be Utilized	2,871	34,452
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	701	8,412
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	0	0
Total Households Projected to be Served	4,282	51,384

* Calculated by dividing the planned number of unit months occupied/leased by 12.

** In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the PHA should estimate the number of households to be served.

***Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

Reporting Compliance with Statutory MTW Requirements

If the PHA has been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Standard MTW Agreement, the PHA will provide a narrative discussion and a plan as to how it will return to compliance. If the PHA is currently in compliance, no discussion or reporting is necessary.

HATC is not out of compliance with any of the statutory MTW requirements.

Section II: General Housing Authority Operating Information

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

Housing Program

Description of Anticipated Leasing Issues and Possible Solutions

N/A

N/A

II. 3. Plan. Wait List

C. MTW Plan: Wait List Information

Wait List Information Projected for the Beginning of the Fiscal Year

Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW Public Housing Units	Site-Based	11,453	Open	N/A
Federal MTW Housing Choice Voucher Program	Community-Wide	13,451	Open	N/A

Rows for additional waiting lists may be added, if needed.

* Select Housing Program: Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

Section II: General Housing Authority Operating Information

** *Select Wait List Types:* Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

N/A

If Local, Non-Traditional Housing Program, please describe:

N/A

If Other Wait List Type, please describe:

N/A

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

No anticipated changes in the organizational structure of the wait list or its policies.

Section III: Proposed MTW Activities

(III) Proposed MTW Activities: HUD Approval Requested

Security Deposit Loan

Description of MTW Activity

We are proposing a new activity in our FY 2017-2018 MTW Annual Plan. Our Board and our Executive Director continue on developing policy modifications, within our MTW Program, to ensure that we continue to increase housing choices for low-income families and individuals. We have examined some of the barriers that are preventing very low income, to extremely low income participants; with an active Section 8 Housing Choice Voucher (HCV), from successfully utilizing their HCV. We analyzed the incomes of households that were issued a HCV in our last disbursement of HCVs and we found that 66% of all households were at or below 30% of the Area Median Income (AMI). Therefore, it's our conclusion that in some situations it can be an extreme financial burden for such households to have enough savings or cash on hand to pay for the required security deposit as well as their share of their first month's rent.

Therefore, HATC is proposing to utilize our MTW Program Flexibility to provide an interest-free security deposit loan to new HCV Program Participants; in which their household income is at or below 40% of the Area Median Income (AMI). Current HCV Program participants are not eligible for the program. Each eligible household is able to receive a security deposit loan in the amount of one month's of their determined rental subsidy. This interest-free security deposit loan is to be repaid within six months to HATC. There will be a repayment plan that will consist of six monthly payments. If the loan is not paid back in full after six months, the participants will begin to accrue late fees. The loan and any accrued late fees must be paid in full prior to the execution of a new or renewal of a HCV Lease. Failure to comply with such terms will result in the termination of assistance.

Relation to Statutory Objective

This activity will increase housing choices for very-low income families and individuals. We believe that assistance with their security deposit will give eligible HCV Program participants the ability to afford the financial burden of the initial costs of moving into a new unit. HATC also believes that this activity will provide necessary financial assistance for new HCV program participants to move into higher opportunity areas; which tend to have higher rental costs.

Anticipated Impact

HATC believes that it will see an increase in the number of eligible households that are able to utilize their HCVs. We also anticipate that we will see households that utilize this activity move into higher opportunity areas.

Anticipated Schedule

HATC plans to implement this activity July 1, 2017; pending approval of our submittal of our MTW FY 2017- 2018 Plan.

Section III: Proposed MTW Activities

Baselines, Benchmarks, and Metrics

<i>HC #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit/and or neighborhood of opportunity prior to implementation of the security deposit loan.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the security deposit loan.	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the security deposit loan.	Whether the outcome meets or exceeds the benchmark.
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the utilization of the security deposit loan	0	50	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Data Source from Which Metric Data will Compiled

Such data will be obtained from our internal housing software and compiled by our information technology department. We will specifically be tracking how many new HCV recipients utilize the security deposit loan and are able to move into a new unit during the 2017-2018 FY.

Authorization Needed and Justification

MTW Agreement Attachment C, Section B.1b.biii. and B.1.b.viii. These authorizations are required as they allow to waive certain provisions of Section 8 and 9 of the U.S. Housing Act of 1937 and 24 CFR 982 and 990.

Section IV: Approved MTW Activities

<i>(IV) Approved MTW Activities</i>			
Activity Number	Activity Name	Year Identified/ Implemented	Authorizations
One	Administrative Cost Savings and Self Sufficiency	1999/1999 and 2008/2009	Attachment C: Section C.11 and Section D.2
Two	Increase Housing Choices	2008/2009	Attachment C: Section D.2 (a)
Three	Encourage Self-Sufficiency and Transition of Pre-1999 Families to the MTW Program	2009/2009	Attachment C: Section C.11 and Section D.2
Four	Project Based Section 8	2008/2011	Attachment C: Section D.1 (e) and Section D.7
Five	Development of Additional Affordable Housing	2009/2009	Attachment C: Section B.1 (b) and Section B.2 and Attachment D of the Standard MTW Agreement
Six	Minimum or 'imputed' income for work-able adults in elderly or disabled households	2014/2015	Attachment C: Section C.11. and D.2.a

Section IV: Approved MTW Activities

(IV) Approved MTW Activities: (A) Implemented Activities

Activity One – Administrative Cost Savings and Self Sufficiency:

From the beginning of the MTW Demonstration Program, HATC has participated in activities which help reduce administrative errors, increase efficiency and potentially reduce staffing in an effort to achieve greater cost effectiveness in federal expenditures. These objectives are accomplished through the implementation of the following components:

- A. Fixed-proration amounts for mixed-family households with ineligible-alien-status family members. This was implemented at the onset of MTW in 1999 for program participants receiving fixed subsidies and subject to time limits; for all remaining families, this was planned in 2008 and implemented in 2009.
- B. Requiring Section 8 landlords to use the HUD-model lease. This was planned and implemented in 1999.
- C. Changing the definition of income to include “all income into the home of all MTW families.” This was planned in 2008 and implemented in 2009.
- D. Elimination of UAP payments by the establishment of a \$0 minimum rent. This was planned in 2008 and implemented in 2009.
- E. Allowing qualified participants to select a flat- or fixed-medical deduction instead of going through the extensive medical-expense-verification process. This was planned in 2008 and implemented in 2009.
- F. Fixed rents on the public-housing program for non-elderly or disabled families. This was planned and implemented in 1999.
- G. Fixed subsidies on the Section 8 program for non-elderly or disabled families. This was planned and implemented in 1999.
- H. A five-year time limit on assistance for non-elderly or disabled families. This was planned and implemented in 1999.
- I. Converting all able-bodied families who entered our program before May 1999 to programs with fixed rents/subsidies and time limits. This was planned in 2008 and implemented in 2009.
- J. Transitioning families who are not elderly or disabled and who began Section 8 HCV or Public Housing assistance in Tulare County prior to May 1, 1999 to the MTW Program. This was planned in 2009 and implemented in 2009.

Section IV: Approved MTW Activities

Activity Update: In order to decrease the reporting burden we were granted the ability to combine Activity 3 and the pertaining data to Activity 1. This was solely done for reporting purpose and does not have any effect on the families. Activity Three entails the transitioning of families who are not elderly or disabled and who began Section 8 HCV or Public Housing assistance in Tulare County prior to May 1, 1999 to the MTW Program. Activity Three administers the same rental assistance model outlined in Activity One, with the objective of promoting administrative cost savings and self-sufficiency for its participants. The activity is assessed through the same applicable Standard HUD Metrics utilized in Activity One. For a more detailed description of Activity Three; please refer to Section IV (D): Closed Out Activities. This activity is ongoing.

Changes: There are no significant changes or modifications to this activity for this plan year (2017-2018). There have been no changes to Attachment C Authorizations.

Standard Metrics: This activity will be assessed through the following applicable Standard HUD Metrics. HATC does not anticipate any changes to the list of presented standard metrics during the plan year.

CE#2: Staff Time Savings

The implementation of components B, E & I helped achieve administrative efficiency and increase administrative savings. Requiring Section 8 landlords to use the HUD-model lease, allowing qualified participants to select a flat-or fixed medical deduction and converting all able bodied families to our MTW Section 8 HVC and Public Housing Programs with fixed subsidies/fixed rents and time limits present the opportunity for our staff to streamline the file review process for subject MTW households. The following metric will calculate the amount an eligibility clerk and our Occupancy Program Specialist dedicate to process a file that doesn't utilize the noted components of this MTW activity.

The methodology of this metric was constructed by imputing a baseline that was derived based on the amount of time that it took to process a non MTW file for our La Serena Project during the FY 2014, which is operated under Traditional Section 8 Regulations, and projecting how much time was saved based on to the number of subject MTW households that utilized the noted components of this activity during FY 2014. This historical baseline measured how much time it took staff to conduct and calculate interim income verifications and conduct retroactive rents on Traditional Files that are prohibited from utilizing time savings components. The imputed baseline also factored in the amount of staff time that it took to calculate medical allowances, this calculation was based on the number of families that choose to have flat medical allowances in subject MTW households for FY 2014.

Section IV: Approved MTW Activities

<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Total number of hours spent to process a File without components of Activity One.	<i>Clerks hours to review Non MTW Case=</i> Income Verification: 468 Retro Rents: 216 Medical Allowance: 167 <i>Occupancy Program Specialist hours to review Non MTW Case:</i> Retro Rents: 108 Leases: 60 TOTAL STAFF HOURS SPENT PRIOR TO ACTIVITY=1019	<i>Clerk hours to review MTW Case=</i> Income Verification: 0 Retro Rents: 0 Medical Allowance: 0 <i>Occupancy Program Specialist hours to review MTW Case:</i> Retro Rents: 0 Leases: 0 ANTICIPATED TOTAL STAFF HOURS= 0	To be provided in Annual MTW Report	To be provided in Annual MTW Report.

CE#1: Agency Cost Savings

Components B, E & I of Activity One help achieve administrative cost effectiveness and reduce overall federal expenditures. In the FY 2014-2015 MTW Plan, we developed an imputed baseline to assess this activity through this metric. We will continue to utilize the imputed baseline, as a means to provide a historical comparison for projected outcomes of this activity. By utilizing the projected amount of total time savings (CE#2) we calculated the average amount of money that was being saved through the implementation of Activity One to subject MTW households. The projection is based on the amount that is being saved in comparison to the amount of time that was spent on managing and processing a non MTW file at La Serena during the FY 20104. La Serena is operated under traditional Section 8 Regulations.

Section IV: Approved MTW Activities

CE #1: Agency Cost Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Total cost to process a File without components of Activity One in dollars (decrease).	Clerk Labor→851Total Hours (See CE#2) x \$41.91 per hour = \$35,665 Occupancy Program Specialist Labor→ 168 Total Hours (See CE#2) x \$57.49 per hour= \$ 9,658 TOTAL COST PRIOR TO ACTIVITY = \$ 45,323	Clerk Labor→0 Total Hours (See CE#2) x \$41.91 per hour = \$0 Occupancy Program Specialist Labor→ 0 Total Hours (See CE#2) x \$57.49 per hour= \$0 TOTAL COST PRIOR TO ACTIVITY = \$0	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

CE#3: Decrease in Error Rate of Task Execution

The implementation of components B, C, D, E F, G & I of Activity One work towards achieving administrative efficiency by simplifying case processing. The implementation of the noted elements helps towards decreasing the overall error rate of eligibility clerks in the processing of cases. HATC had not been required to track such data in prior years; therefore HATC developed administrative mechanisms to begin to track errors in the processing of MTW cases for the FY 2014-2015.

Our Occupancy Program Specialist inspects and oversees the effective filing of new MTW cases and reviews case files during interim examinations. The Occupancy Program Specialist tracks all errors and presents a monthly report to our Executive Director, which displays an average error rate (*number of errors/number of MTW cases reviewed*). The monthly reports are calculated to achieve a yearly figure of average error rate. The data compiled during the FY 2014-2015 was utilized to develop a statistically significant baseline. Our projection is that data will show that our error rate will be low, and that it will remain the same or decrease as it's measured in the future. We do not expect high decreases in errors, as the noted components of Activity One have been implemented for a number of years.

Section IV: Approved MTW Activities

<i>CE #3: Decrease in Error Rate of Task Execution</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage).	Expected average error rate of task after implementation of the activity (percentage).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.
Average error rate in completing a MTW File, as a percentage. (decrease)	Average error rate in processing MTW Files. Total Tracked Errors From September 2014 to April 2015 <i>(Incomplete Fiscal Year Data)</i> = 129 Total MTW Files= 2,231 $129/2,231 = .06\%$ AVERAGE ERROR RATE= 6%	ANTICIPATED AVERAGE ERROR RATE OF PROCESSING MTW FILES = 6%	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

SS#1: Increase in Household Income

From the onset of the HATC MTW Program in 1999, families have been encouraged to become self-sufficient. This objective was accomplished through the implementation of components G, H, & I of Activity One. HATC has collected household income data on all MTW participants since the inception of the activity. We continuously collect this data at the participants' annual reexaminations. HATC's baseline is the average income that our participants had when they entered our MTW programs. Its benchmark will be a snap shot of the current gross-income increase/decrease of MTW program participants.

Section IV: Approved MTW Activities

<i>SS #1: Increase in Household Income</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy In dollars (increase).	Average earned income of households affected by this policy prior to implementation of this activity (in dollars).	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Actual Average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.
Average earned income of households enrolled in a MTW Program (increase).	Average earned income of households prior to participating in a MTW Program. \$15,055	10% average earned income increase from the time they first enrolled in a MTW Program. $\$15,055 \times .10 = \$1,505$ $\$15,055 + \$1,505 =$ \$16,560	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

SS #3: Increase in Positive Outcomes in Employment Status

One of HATC's objectives is to increase incentives for families to seek employment, meet educational goals or to participate in job-training programs in order to achieve economic self-sufficiency. The implementations of components F, G & H of Activity One have assisted in the achievement of positive employment status for participants of our MTW programs.

HATC has gathered data of MTW program participants as they entered our program to determine their employment status. HATC has tracked the employment status of head of household(s) in two categories: 1) employed full-time 2) employed part-time. HATC compiled a historical baseline, based on the initial households that participated in our MTW program in 1999, to calculate the percentage of head of household(s) that participated in a MTW Program that were consider to be: 1) employed full-time 2) employed part-time prior to them participating in a MTW program. This baseline was compared to the current percentage of MTW head household(s) that report their employment status to be 1) employed full-time 2) employed part-time. Our benchmark expected an increase of five *pp* (percentage points) in the number of MTW head(s) of households that increased their employment status to be employed full-time, and a five *pp increase* in the total of MTW head(s) of households that reported to be employed part-time.

Section IV: Approved MTW Activities

<i>SS #3: Increase in Positive Outcomes in Employment Status (Full-Time)</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category: (1) Employed Full- Time	Head(s) of households employed Full-Time prior to implementation of Activity One. This number may be zero.	Expected Head(s) of households employed Full-Time prior to implementation of Activity One.	Actual head(s) of households employed Full-Time after implementation of Activity One.	Whether the outcome meets or exceeds the benchmark.
	367 PH & Section 8 work-able head(s) of households employed Full-Time (across 1,117 households) = 33% TOTAL PRIOR TO ACTIVITY ONE= 33%	Expected 5 (<i>pp</i>) Increase in PH & Section 8 work-able head(s) of households employed Full-Time (across total 1,117 households) =33% $33pp + 5pp = 38pp$ ANTICIPATED TOTAL DUE TO ACTIVITY ONE=38%	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

<i>SS #3: Increase in Positive Outcomes in Employment Status (Part-Time)</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category: (2) Employed Part- Time	Head(s) of households employed Part-Time prior to implementation of the Activity One. This number may be zero.	Expected head(s) of households employed Part-Time after implementation of the Activity One.	Actual head(s) of households employed Part-Time after implementation of the Activity One.	Whether the outcome meets or exceeds the benchmark.
	144 PH & Section 8 work-able head(s) of households employed Part-Time (across 1,117 households) = 13% TOTAL PRIOR TO ACTIVITY ONE= 13%	Expected 5 (<i>pp</i>) Increase in PH & Section 8 work-able head(s) of households employed Part-Time (across total 1,117 households) =13% $13pp + 5pp = 18pp$ ANTICIPATED TOTAL DUE TO ACTIVITY ONE=18%	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

SS#4: Households Removed from TANF

Our agency has worked to accomplish the objective of increasing incentives for families to seek employment, meet educational goals and/or to participate in job-training programs to achieve economic self-sufficiency. Our goal is that the implementation of components F, G & H from Activity One help non-elderly or non-disabled families to achieve self-sufficiency and eliminate their need to rely on any type of governmental monetary assistance once timed out of the MTW Demonstration Program.

The methodology to develop a historical baseline was calculated by reporting on the number of households receiving TANF assistance prior to our agency participating in our MTW Program; this figure was based on the total amount of TANF beneficiaries in the month of February. HATC will ensure that there is data consistency, by always calculating the outcome from the data reported in the month of February. Reporting on the month of February will ensure that months that are statistical outliers are not interfering with the effective reporting that our agency is trying to achieve. This is necessary, as our agency serves populations that are employed in the agricultural sector; which tends to have erratic employment patterns due to high employment months during the time of harvest, and minimal employment opportunities during the winter months. Our benchmark was based on the projection that there was going to be a 15 percent decrease in the current number of MTW households that receive TANF assistance.

<i>SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the Activity One.	Expected number of households receiving TANF after implementation of Activity One.	Actual households receiving TANF after implementation of Activity One.	Where the outcome meets or exceeds the benchmark.
Number of households receiving TANF assistance.	Households (across 1,117 households) receiving TANF prior to implementation of Activity One= 632 TOTAL PRIOR TO ACTIVITY ONE= 632	Expected 15% decrease in the Households (across 1,117 households) receiving TANF prior to implementation of Activity One=632 632 x .25= 95 632-95= 537 ANTICIPATED TOTAL DUE TO ACTIVITY ONE=537	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

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SS #5: Households Assisted by Services that Increase Self-Sufficiency

HATC was instructed to include SS#5 in the list of metrics to assess this activity. However, HATC does not administer any social services within any of the rental assistance programs or properties it administers. Therefore, we don't expect to produce any statistically significant data for this metric. Our baseline and benchmark will be zero.

<i>SS #5: Households Assisted by Services that Increase Self-Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of Activity One.	Expected number of households receiving self-sufficiency services after implementation of the Activity One.	Actual number of household receiving self-sufficiency services after implementation of Activity One.	Whether the outcome meets or exceeds the benchmark.
Number of households receiving services aimed to increase self-sufficiency.	Current number of households receiving services aimed to increase self-sufficiency prior to implementation of Activity One. TOTAL PRIOR TO ACVITVITY ONE=0	Expected number of households receiving self-sufficiency services after the implementation of Activity One. ANTICIPATED TOTAL DUE TO ACTIVITY ONE=0	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

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SS #6: Reducing Per Unit Subsidy Costs for Participating Households

The implementation of component G of Activity One is programmatically designed to try to reduce the per unit subsidy costs for families that participate in our MTW Section 8 HCV Program.

Unfortunately, HATC had not been required to track such data in prior years; therefore HATC did not have statistically valid data to calculate a historical baseline. In the FY 2014-2015 MTW Annual Plan, HATC constructed an imputed a baseline that was utilized to display if there was a reduction in the per unit subsidy costs for participating Section 8 HCV MTW households. The baseline was derived by using the per unit subsidy cost during 2014, for the noted program at the Fresno Housing Authority.

We will compare their per unit subsidy costs of 2014, for their traditional Section 8 HCV Program and compare it to our 2017-2018 average per unit subsidy costs for our modified MTW Section 8 HCV Program. We projected that our per unit subsidy costs will be 10 percent lower for the year 2017-2018, in comparison to the per unit subsidy costs of the traditional Section 8 HCV Program managed by the Fresno Housing Authority. The data to develop the baseline was provided by the Fresno Housing Authority's Information Technology Department.

<i>SS #6: Reducing Per Unit Subsidy Costs for Participating Households (Section 8)</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual Average subsidy per household affected by this policy of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Average amount of Section 8 subsidy per household affected by Activity One.	Current average Section 8 subsidy per household for Fresno Housing Authority participants. TOTAL PRIOR TO ACVITVITY ONE=\$490	Expected 10% decrease in the average Section 8 subsidy per household for HATC participants. $490 \times .15 = 74$ $490 - 74 = 416$ ANTICIPATED TOTAL DUE TO ACTIVITY ONE=\$416	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

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SS#7: Increase in Agency Rental Revenue

Component F of Activity One systematically increases the agency's rental revenue. Unfortunately, HATC had not been required to track such data in prior years; therefore HATC did not have statistically valid data to calculate a historical baseline. HATC imputed a baseline to display an increase in agency rental revenue due as a direct result of the implementation of Activity One.

HATC developed the baseline by utilizing data from the Fresno Housing Authority, which operates a Public Housing Program under traditional HUD Regulations. We will compared the 2014 average rental revenue of the Fresno Housing Authority's Public Housing Program and compared it to our 2017-2018 average rental revenue for our modified MTW Public Housing Program. We project that the rental revenue from our MTW Public Housing Program will be 15 percent higher for the year 2017-2018, in comparison to the rental revenue the Fresno Housing Authority collects in 2014 from their traditional Public Housing Program. The data to develop the baseline was provided by the Fresno Housing Authority's Information Technology Department.

<i>SS #7: Increase in Agency Rental Revenue (Public Housing)</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increases).	PHA rental revenue prior to implementation of the activity (in dollars).	Expected PHA rental revenue after implementation of the activity (in dollars).	Actual PHA rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
PHA rental revenue in dollars.	<p>Fresno Housing Authority's per unit rental revenue from its Public Housing Program.</p> <p>TOTAL PRIOR TO ACVITVITY ONE=\$165</p>	<p>Expected 15% increase in HATC's per unit rental revenue from its MTW Public Housing Program.</p> <p>$165 \times .15 = 25$ $165 + 25 = 190$</p> <p>ANTICIPATED TOTAL DUE TO ACTIVITY ONE=\$190</p>	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

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SS#8: Households Transitioned to Self Sufficiency

HATC has been committed to develop and manage programs that encourage and facilitate self-sufficiency to its participants. Components F, G & H of Activity One directly work towards the accomplishment of the MTW statutory objective, “give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participants in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient”. HATC collaborates with local non-profits in order to provide the necessary supportive programs that will assist program participants to achieve self-sufficiency. All interested participants are referred to the local non-profits that provide educational enhancement programs, first time home buyers programs, financial literacy programs and employment assistance programs.

As noted in Section (II) Operating Information, self-sufficiency is defined by HATC in this Plan as those non-elderly or non-disabled households that time out after five years from a MTW Program (Section 8 HCV or Public Housing) and do not re-apply to a HATC program within three months. HATC projected that 25 percent of those timing out in 2017-2018 were not going to re-apply to another HATC program within three months of timing out.

<i>SS #8: Households Transitioned to Self Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for “self-sufficiency” to use for this metric. Each time the PHA uses this metric, the “Outcome” number should also be provided in Section (II) Operation Information the space provided.	Households transitioned to self-sufficiency prior to implementation of Activity One. This number may be zero.	Expected households transitioned to self-sufficiency after the implementation of Activity One.	Actual households transitioned to self-sufficiency after implementation of Activity One.	Whether the outcome meets or exceeds the benchmark.
Local Definition (from Section II): Number of non-elderly or non-disabled households that time out after five years from a MTW Program (Section 8 or Public Housing) and do not re-apply to a HATC program within three months.	PH work-able head(s) of households meeting this definition (across 387 households)= 0 TOTAL PRIOR TO ACTIVITY = 0	PH work-able head(s) of households meeting this definition (across 387 households) $387 \times .25 = 97$ ANTICIPATED TOTAL DUE TO ACTIVITY ONE= 97	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

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HC#3: Decrease in Wait List Time

Unlike other PHAs in our area, HATC currently maintains open waiting lists for both Section 8 HCV and Public Housing Programs. We strongly believe that the implementation of five-year time limits on assistance for non-elderly or non-disabled families has enabled us to continuously maintain open waiting lists. External economic variables beyond our agency's control have driven the demand and need for Section 8 and Public Housing Programs. In the year 2000, a year into the participation of the MTW demonstration, our agency had 3,064 applicants for the Public Housing Program and 5,256 applicants for the Section 8 HCV Program. We currently have three times as many applicants for Public Housing (11,453) and over two times as many applicants for Section 8 (13,451). Thus, we anticipate that even with the implementation of time limits, the average wait list time will not be reduced. However, our agency is confident that the participation in the MTW Demonstration Program allows us to keep our waiting lists open. The additional turnover as a result of time limits provides a fairer method of distributing housing subsidies and serves to keep waiting lists shorter in duration than what they would otherwise be.

<i>HC #3: Decrease in Wait List Time</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months).	Expected Average applicant time on wait list after implementation of the activity (in months).	Actual Average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.
Average applicant time on wait list in months (decrease).	Average applicant time on public housing wait list= 13 months Average applicant time on HCV wait list= 36 months $13 + 36 = 49$ $49 / 2 = 25$ AVERAGE TIME PRIOR TO ACTIVITY= 25 months	Average applicant time on public housing wait list= 13 months Average applicant time on HCV wait list= 36 months $13 + 36 = 49$ $49 / 2 = 25$ AVERAGE TIME PRIOR TO ACTIVITY= 25 months	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

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Activity Two-Increasing Housing Choices:

In the 2008/2009 Plan, HATC discussed the necessity of increasing the housing choices for program participants. Traditional Section 8 Regulations require that families who move to a unit for the first time are limited to paying 40% of their income toward rent. This has caused problems for families who, for one reason or another, want to rent a particular unit either in a safer neighborhood, near family or services, or with particular amenities that fit their needs. Under our current MTW Program, this is not a limitation to households that are under a fixed subsidy. However, many elderly and/or disabled families prefer to not take the fixed subsidy option and are under traditional Section 8 subsidy calculations. This activity allows households with an elderly and/or disabled head of household that is receiving an income-based rental subsidy, to move to a unit that is best for their overall best interest; without being restricted by the aforementioned 40% rule. HATC believes that the elimination of the 40% rule for families on the income-based program will achieve the MTW statutory objective on increasing housing choices for low-income families. This activity was approved in 2008/2009 and implemented in 2009.

Activity Update: This activity is ongoing.

Changes: There are no significant changes or modifications to this activity for this plan year (2017-2018). There have been no changes to Attachment C Authorizations.

Standard Metrics: This activity will be assessed through the following applicable Standard HUD Metrics. HATC does not anticipate any changes to the presented standard metric during the plan year.

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HC#5: Increase in Resident Mobility

HATC had been previously reporting this metric in previous plans and reports, there no revisions to previous utilized methodology.

<i>HC #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit/and or neighborhood of opportunity prior to implementation of the Activity Two.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the Activity Two.	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of Activity Two.	Whether the outcome meets or exceeds the benchmark.
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the elimination of the 40% rule for income based-participants	0	20	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

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Activity Four – Project Based Section 8: In our 2009-2010 MTW Plan, HATC discussed the building of 30 single-family units in the city of Tulare that would allow HATC to participate in the project-based HCV program for the first time. This complex, Tule Vista, was built in conjunction with the City of Tulare Redevelopment Agency. HATC was authorized to undertake such initiative by its Moving-to-Work Agreement, Attachment C, Section (D)(1)(e) and D (7). These regulations authorize waiving of a competitive process by which an agency requests to project base Section 8 vouchers at units that are owned and/or managed by the MTW PHA. They also, authorize waiving the limitation on only allowing 25% of units in a complex to be project based. These subsidies can be particularly crucial in the rating and ranking of Tax Credit Allocation Committee of the State Treasurer's Office (LIHTC) applications. This process continues to become more competitive and the ability to offer this option increases financial guarantees which increase interest from possible investors. Tule Vista was constructed and all 30 project-based vouchers are under lease. HATC has not project base any additional vouchers since the completion of Tule Vista. This Activity was approved in 2008 and implemented in 2011.

Activity Update: This Activity was moved to the Implemented Activities Section in our 2015-2016 MTW Plan. This activity is ongoing.

Changes: There are no significant changes or modifications to this activity for this plan year (2017-2018). There have been no changes to Attachment C Authorizations.

Standard Metrics: This activity will be assessed through the following applicable Standard HUD Metric. HATC does not anticipate any changes to the presented standard metric during the plan year.

HC#4: Displacement Prevention

We will report the achievement of this objective by reporting the number of households (at or below 80 AMI) that would of lost rental assistance. The baseline for this metric will be zero. Our projection is that 30 of those households at or below 80 AMI will lose rental assistance, this will be our benchmark.

<i>HC #4: Displacement Prevention</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Households losing assistance/moving prior to implementation of Activity Four.	Expected households losing assistance/moving after implementation of Activity Four.	Actual households losing assistance/moving after the implementation of Activity Four.	Whether the outcome meets or exceeds the benchmark.
Number of households at or below 80% AMI that would lose assistance or need to move.	0	30	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

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CE#1: Agency Cost Savings

HATC has not project based any additional Section 8 HCVs since the utilization of this activity in 2011; therefore we don't anticipate or have any agency cost savings to report; the baseline and bench mark will be zero.

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Total cost to request to Project Base Section 8 HCVs in dollars (decrease).	TOTAL COST PRIOR TO ACTIVITY = \$ 0	TOTAL COST AFTER THE IMPLEMENTATION OF THE ACTIVITY = \$0	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

CE#2: Staff Time Savings

HATC has not project based any additional Section 8 HCVs since the utilization of this activity in 2011; therefore we don't anticipate or have any staff time savings to report, the baseline and benchmark will be zero.

<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Total number of hours spent to put together a request to Project Base Section 8 HCVs.	TOTAL STAFF HOURS SPENT PRIOR TO ACTIVITY=0	ANTICIPATED TOTAL STAFF HOURS= 0	To be provided in Annual MTW Report	To be provided in Annual MTW Report.

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Activity Five - Development of Additional Affordable Housing:

Complex	Location	Year Built/Acquired	No. of Units	Funding Sources
Robinwood Court	Visalia	2007	10	HOME/Visalia RDA/MTW
Millcreek Parkway	Visalia	2008	70	Visalia RDA/MTW ¹
Myrtle Court	Visalia	1998/2008	44	HATC Non-Profit/MTW
Oakwood	Tulare	2009	20	MTW/Tulare RDA ²
County Center	Visalia	1974/2010	1	HATC Non-Profit/MTW
Tracy Court	Visalia	2010	3	HATC Non-Profit/MTW
West Oriole	Visalia	2010	8	MTW/Visalia RDA ³
Tulare NSP	Tulare	2011	5	Tulare RDA/NSP/MTW
West Trail	Tulare	2011	49	USDA/ CTCAC/MTW
Tule Vista*	Tulare	2011	57	USDA/CTCAC/BOND/Tulare RDA/MTW ⁴
W. Inyo St.	Tulare	2013	1	HATC/MTW
232 S. Sacramento	Tulare	2013	1	HATC/MTW
Lotas & Newcomb	Porterville	2013	11	MTW ⁵
East Kaweah Ave.	Visalia	2013	8	MTW/RDA/HOME ⁶
Aspen Court	Tulare	2013	47	RDA/HATC/MTW/CTCAC ⁷
Country Manor	Tulare	2013	40	MTW ⁸
Sequoia Villas	Lindsay	2014	19	MTW/RDA Successor Agency ⁹
Central	Visalia	2014	6	HATC/MTW
Liberty & Court	Visalia	2014	7	HATC/MTW
Visalia Gardens	Visalia	2014	48	HATC/MTW
E. Cross	Tulare	2014	4	HATC/MTW
1475 S. College	Dinuba	2014	1	HATC/MTW
2724 E. Goshen	Visalia	2015	1	HATC/MTW
1400-1408 S. Crowe	Visalia	2015	4	HATC/MTW
701-719 Lynora	Visalia	2015	4	HATC/MTW
Victor & Woodland	Visalia	2015	3	HATC/MTW
709-731 N. Leslie	Visalia	2015	9	HATC/MTW
Newcomb Court	Porterville	2015	80	HATC/MTW/CTCAC
Orangewood	Lindsay	2016	56	HATC/MTW
Belmont	Exeter	2016	25	HATC/MTW
1321 S. Central	Visalia	2016	13	HATC/MTW
1325 S. Central	Visalia	2016	11	HATC/MTW
200 E. Paradise	Visalia	2016	1	HATC/MTW
1818 S. Garden	Visalia	2016	5	HATC/MTW
617-619 S. Santa Fe	Visalia	2017	6	HATC/MTW
2041-2045 S. Tracy Ct.	Visalia	2017	3	HATC/MTW
1215 S. Central	Visalia	2017	33	HATC/MTW
1916-1938 Vassar	Visalia	2017	4	HATC/MTW
1001 N. Bates	Dinuba	2017	13	HATC/MTW
Total MTW Financed Units			731	

**There are 30 Project Based Vouchers within the Tule Vista Project; the ability to allocate these vouchers was essential in the feasibility to develop the project. Although, they are counted in the total number of MTW Financed Units, they are not counted in property based local, non-traditional category on pg. 6. Per HUD's request, Project Based Vouchers are counted in the Federal MTW Voucher Category on pg. 6.*

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This activity allows combining of funding and partnerships with non-profit agencies and contributions of MTW funds to these projects are authorized to make use of the “Broader Uses of Funds” in HATC’s Attachment D of the Standards MTW Agreement. This activity was approved in 2009-2010 and implemented in 2009.

The historical impact of this activity on the development of additional affordable housing has been significant. Our ability to utilize MTW Reserves to finance the acquisition of additional affordable housing units through our partnership with Kaweah Management Company, a non-profit agency managed by HATC, has resulted in an addition of 642 units to our housing stock portfolio. This is critical to our agency’s ability to meet the demand for more affordable housing within our county. The table below displays a historical outlook on the number of additional affordable housing units that have been acquired through the utilization of MTW reserves.

¹ HATC used MTW reserve money to provide Gap financing between the bank loan from US Bank and trust and the total development costs. The MTW money allowed for the project to be attractively financed at a below market rate interest and the ability to build the \$13,500,000 project. The MTW funds will still earn much more than would have been earned on them had they been invested in a traditional bank savings account.

² The Housing Authority board approved the use of MTW reserve funds in the amount of \$950,000 to purchase the 20-unit project in the City of Tulare redevelopment area in cooperation with the City of Tulare Redevelopment Agency, which authorized the use of tax-increment funds to be granted to Kaweah Management Company. MTW flexibility allowed for the quick closing on this project to help fight blight in the City of Tulare.

³ This project was the purchase of two foreclosed fourplex properties in the City of Visalia Redevelopment Target Area. The initial purchase of each property was at \$365,000. The two properties were then financed by our local banking partner Valley Business Bank in the amount of \$250,000 per property at 5% interest for 25 years, allowing for the MTW proceeds to be used again for another project.

⁴ The Tule Vista project is financed by multiple sources. One source is MTW reserve funds in the amount of \$3,900,000 to be used as a bridge loan during the 15-year, tax-credit-compliance period. The project is 57 units of single family homes with ARRA Bond financing, 4% tax credit proceeds, Housing Authority MTW Financing, HOME program financing and City of Tulare redevelopment grants and loans. The total project development costs were approximately \$14,381,000. The project is the first in the State of California to have approval to convert to home-ownership for qualifying families at the end of the 15 year tax credit compliance period thus than providing for a first time home buyer program. Once, (if), the units are sold, the sale proceeds will be repaid to HATC.

⁵ The Lotus & Newcomb property is an existing apartment complex that came up for sale as part of an estate sale. The property consists of four buildings: the estate owner’s principal residence (three bedrooms and two baths 1,800 sq. ft.); the detached garage that has been converted into two studio apartments, approximately 300 sq. ft. each (we count this as two buildings); then there are two fourplex buildings, eight units total that are 870 sq. ft. with two bedrooms and one bath. We successfully negotiated with the estate trustee and court to purchase this property with MTW funds for \$562,500 plus closing costs. The advantage to this property is that the estate owner’s property sits

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on over ½ an acre and has multi-family zoning which could allow for the development of 8 units on that parcel.

⁶ Kaweah Management Company bought two triplexes in the City of Visalia on East Kaweah Avenue for \$240,000 (about the value of the lots) with the idea of a major renovation project. The City of Visalia Redevelopment Agency committed \$480,000 of Low-Mod Redevelopment funds to reimburse Kaweah Management Company for the purchase price of \$240,000 and another \$240,000 for renovation. After much review, it has been determined that it is cheaper to tear down the triplexes and reconstruct a new designed 8 unit project on the site and meet all the new City planning and design ideas. The project construction was completed and units were available to rent as of December 2012. The units were fully occupied by the end of January 2013. The total Construction cost was approximately \$1,210,000 of which the MTW funds of \$730,000 were combined with the City of Visalia funds of \$480,000.

⁷ The Aspens project is a 47-unit project utilizing multiple layers of financing, including two million dollars of MTW funding as a project-residual-receipts loan. The project was built on once was 13 individual lots, now all combined into one lot, all in an excellent location utilizing the full cul-de-sac of the street. The project includes 16 two-bedroom units and 31 three-bedroom units, along with a community center that is 2,000 square feet in size. The project construction was completed and units were available to rent as of December, 2013. The project was fully leased as of February, 2014. The total development cost for the project was \$11,375,000.

⁸ Country Manor is a 40-unit project in the City of Tulare. The project is a Low-Income Housing Tax Credit Property that had reached the end of 15 year tax credit compliance period. HATC saw the opportunity to purchase the property in order to maintain the property available for households at or below 80% AMI. The purchase was feasible by utilizing MTW reserves in the sum of \$1,300,000 for the acquisition of the property. The purchase was finalized in December, 2013.

⁹ The Sequoia Villas project is a 9% TCAC project that utilized MTW funding of approximately \$700,000 as a long term permanent financing. The City of Lindsay Redevelopment Agency was left with a defunct and abandoned single family subdivision of two completed homes which were never sold and 17 developed lots that were never finalized. The City was in jeopardy of having to repay \$885,000 of Block Grant funds used on the site for infrastructure as the non-completion of the project meant that the funds were not properly utilized. The HATC agreed to assume the development from the City redevelopment agency and do a 9% tax credit rental project instead of a single family for sale project if the site would be given to the HATC free of any encumbrances. The City and redevelopment agency agreed the homes and lots were then transferred to the new partnership at full market value which gave credit for local contribution on the TCAC scoring. The MTW funds allowed leveraging of a total development project of approximately \$4,375,000. The project construction was completed and units were available to rent as of December, 2013. The project was fully leased as of March, 2014. The MTW funding was \$700,000

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Activity Update: HATC is actively looking for the opportunity to acquire and/or develop additional affordable housing units. Therefore, the number of units that are acquired may increase during the Fiscal Year; as sound financial purchasing and/or development opportunities may present themselves during the 2017-2018 FY. The ability to utilize unused MTW funds, including reserves and/or excess MTW funding for the projected FY, is a vital component in our effectiveness to continue to expand our affordable housing stock portfolio. This activity is ongoing.

Changes: There are no significant changes or modifications to this activity for this plan year (2017-2018). There have been no changes to Attachment C Authorizations.

Standard Metrics: This activity will be assessed through the following applicable Standard HUD Metrics. HATC does not anticipate any changes to the list of presented standard metrics during the plan year.

HC#1: Additional Units of Housing Made Available

The methodology to measure this objective is establishing a zero baseline and measuring the number of new housing units that are made available during the current fiscal year.

<i>HC #1: Additional Units of Housing Made Available</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of Activity Five.	Expected housing units of this type after implementation of Activity Five.	Actual Housing units of this type after implementation of Activity Five.	Whether the outcome meets or exceeds the benchmark.
Number of new housing units made available for households at or below 80% AMI as a result of the Activity Five.	0	25	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

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HC #2: Units of Housing Preserved

HATC has utilized MTW funds to purchase existing housing units that are made available for households at or below 80% AMI, in many instances these housing units are coming to the end of existing HUD contracts or Tax Credit Limited Partnerships. Our agency has been able to purchase these units and assure that they continue to be made available for households at or below 80% AMI. The methodology utilized to report this objective is to calculate the number of existing units (below 80% AMI) that will be purchased this year with MTW funds. The baseline for this metric will be zero due to the fact that HATC would not be able to engage in this activity without the flexibility gained through its MTW participation. HATC is continuously seeking opportunities to acquire such properties.

<i>HC #2: Units of Housing Preserved</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Housing units preserved prior to implementation of Activity Five.	Expected housing preserved after implementation of Activity Five.	Actual housing units preserved after the implementation of Activity Five.	Whether the outcome meets or exceeds the benchmark.
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available.	0	5	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

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HC#4: Displacement Prevention

As previously noted, HATC has utilized MTW funds to purchase existing housing units that were made available to households at or below 80 AMI but were in danger of being purchased by market rate management companies. We project that we will acquire five additional units to prevent the displacement of household at or below 80 AMI that would not be able to afford market rents.

We will report the achievement of this objective by reporting the number of households (at or below 80 AMI) that would of lost rental assistance. The baseline will be calculated by reporting the number of existing units that will be acquired this year to assure that they are available for households at or below 80 AMI. Our projection is that zero of those households at or below 80 AMI will lose rental assistance, this will be our benchmark.

<i>HC #4: Displacement Prevention</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Households losing assistance/moving prior to implementation of Activity Five.	Expected households losing assistance/moving after implementation of Activity Five.	Actual households losing assistance/moving after the implementation of Activity Five.	Whether the outcome meets or exceeds the benchmark.
Number of households at or below 80% AMI that would lose assistance or need to move.	5	0	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

CE#4: Increase in Resources Leveraged

Through the utilization of the financing flexibilities outlined in this MTW activity, HATC has displayed financial efficacy in the maximization of its financial resources. This has been accomplished by investing MTW reserves and achieving return rates ranging from 8 percent to 10 percent. The baseline for this metric will be zero, as without the inclusion of this Activity our agency will not be able to increase the amount of resources leveraged. HATC projects that it will be able to leverage \$500,000 for the 2017-2018 year through MTW reserve fund returns alone, this will be our benchmark.

<i>CE #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (in dollars). This number may be zero.	Expected amount leveraged after implementation of the activity (in dollars).	Actual amount leveraged after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Amount of funds leveraged in dollars.	0	\$500,000	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

Activity Six –Minimum or ‘Imputed Income for Work-able adults in elderly or disabled households:

Description of MTW Activity

In 2014 HATC proposed to use a minimum or ‘imputed’ income for work-able adults in elderly or disabled households. HATC encourages families who do not fall into the elderly or disabled head of household category to become self-sufficient by establishing a time limit, fixed rents, and fixed subsidies. Elderly and disabled households have not been subjected to time limits and the rent for these households is computed using traditional Section 8 Housing Choice Voucher Program (HCV) and Public Housing program regulations with some minor differences in the income and rent computation. As a result, HATC believes that in some cases, families have taken advantage and have used family members who are elderly/disabled as head of household to exclude them from time limits and fixed rents/fixed subsidies; albeit with work-able family members in the household.

As a result, HATC implemented an ‘imputed’ annual income of \$10,000 per work-able adult in an elderly or disabled household. This ‘imputed’ income amount is used to compute the household’s rent portion. In order to determine the ‘imputed’ income amount, HATC used California’s 2016 minimum wage (\$10.00 per hour), multiplied it by a twenty (20) hour work week, and rounded down to the nearest thousand. Should the minimum wage increase or decrease over time, the ‘imputed’ income amount is also subject to change.

If a work-able individual already has income which they are reporting, HATC uses that income or the ‘imputed’ amount, whichever amount is greater. Work-able is defined as an adult under the age of fifty-five (55) who is not a dependent and who does not meet HUD’s definition of a disabled person. This definition also applies to full-time students. These households would still be entitled to eligible income deductions and would continue to be excluded from any imposed time limits. ‘Imputed’ income is not used to determine income qualification under established income limits.

A Hardship policy is available so that families with extenuating circumstances are able to request permanent or temporary exclusion from the ‘imputed’ income provision. This activity was approved in 2014/2015 and implemented in 2014.

Activity Update: The imputed income figures were updated in our 2016-2017 FY MTW Plan; as in January 1, 2016 the minimum wage rate was increased from \$8.00 per hour to \$10.00 per hour in the State of California. Therefore, the annual imputed income was increased to \$10,000 per work-able adult in an elderly or disabled household. This activity is ongoing.

Changes: There are no significant changes or modifications to this activity for this plan year (2017-2018). There have been no changes to Attachment C Authorizations.

Section IV: Approved MTW Activities

Standard Metrics: This activity will be assessed through the following applicable Standard HUD Metrics. HATC does not anticipate any changes to the list of presented standard metrics during the plan year.

CE #5: Increase in Agency Rental Revenue in Dollars				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount in dollars of annual rental revenue from participants affected by Proposed Activity One	\$64,260 in annual rental revenue from participants affected by Proposed Activity One	\$89,760 in annual rental revenue from participants affected by Proposed Activity One	To be provided in Annual MTW Report	To be provided in Annual MTW Report

SS#1 Increase in Household Income				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount in dollars of annual earned income per Moving-to-Work participant affected by Proposed Activity One	\$2,500 in average annual earned income per Moving-to-Work participant affected by Proposed Activity One	\$3,000 in average annual earned income per Moving-to-Work participant affected by Proposed Activity One	To be provided in Annual MTW Report	To be provided in Annual MTW Report

SS #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number/Percentage of households with able bodied member that are employed full-time affected by Proposed Activity One	Seventeen (17) number of households with able members that are employed full time affected by Proposed Activity One	Twenty-seven (27) number of households with able members that are employed full time affected by Proposed Activity One	To be provided in Annual MTW Report	To be provided in Annual MTW Report
	8% of households with able members that are employed full time affected by Proposed Activity One	10% of households with able members that are employed full time affected by Proposed Activity One	To be provided in Annual MTW Report	To be provided in Annual MTW Report

Section IV: Approved MTW Activities

SS #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number/Percentage of households with able bodied member that are employed part-time affected by Proposed Activity One	Forty-three (43) number of households with able members that are employed part-time affected by Proposed Activity One	Fifty-one (51) number of households with able members that are employed part-time affected by Proposed Activity One	To be provided in Annual MTW Report	To be provided in Annual MTW Report
	22% of households with able members that are employed part-time affected by Proposed Activity One	26% of households with able members that are employed part-time affected by Proposed Activity One	To be provided in Annual MTW Report	To be provided in Annual MTW Report

SS#4: Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Decrease in number of households receiving assistance (percentage) affected by Proposed Activity One	29% of households receiving assistance affected by Proposed Activity One	0% decrease in the number of households receiving assistance affected by Proposed Activity One	To be provided in Annual MTW Report	To be provided in Annual MTW Report

Section IV: Approved MTW Activities

SS# 8: Households Transitioned to Self-Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase in number of households (percentage) transitioned to self-sufficiency as a result of Proposed Activity One.	To be tracked at the implementation of this Annual Plan	0% increase in the number of households transitioned to self-sufficiency as a result of Proposed Activity One.	To be provided in Annual MTW Report	To be provided in Annual MTW Report

HC #4: Displacement Prevention				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of Public Housing households that have been evicted for non-payment of rent	Two (2) Public Housing households have been evicted for non-payment of rent	Three (3) Public Housing households evicted for non-payment of rent	To be provided in Annual MTW Report	To be provided in Annual MTW Report

HC #4: Displacement Prevention				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of Section 8 households that have reached zero subsidy	Thirteen (13) Section 8 households currently at zero subsidy	Four (4) additional Section 8 households reaching zero subsidy	To be provided in Annual MTW Report	To be provided in Annual MTW Report

Section IV: Approved MTW Activities

(IV) Approved MTW Activities: (B) Not Yet Implemented Activities

Not Applicable, no activities under this criterion.

Section IV: Approved MTW Activities

(IV) Approved MTW Activities: (C) Activities on Hold

Not applicable, no MTW Activities are currently on hold. Per HUD's request, Activity Four was moved to the Implemented Activities Section in our 2015-2016 MTW Plan.

Section IV: Approved MTW Activities

(IV) Approved MTW Activities: (D) Closed Out Activities

Activity Three- Encourage Self-Sufficiency and Transition of Pre-1999 Families to the MTW

Program: As mentioned in Activity One; to lessen the reporting burden Activity Three has been moved to the Closed Out Activities Section. These families chose to not be transitioned into the MTW Program, allowing them to be excluded from the rent reform provisions enforced on all MTW Program participants. In 2009 our agency concluded that all able body participants should strive to become self-sufficient regardless of when they had been enrolled in one of our programs; therefore the remaining 73 families were to be transitioned into our MTW Program. This activity administers the same rental assistance model outlined in Activity One, therefore applicable data will continued to be reported on in Activity One. This activity was approved in 2009-2010 and implemented in 2009.

Activity Update: This activity was closed per HUD's request on February 29, 2016. This was implemented in our 2015-2016 MTW Plan.

Section V: MTW Sources and Uses of Funds

V. 1. Plan. Sources and Uses of MTW Funds A. MTW Plan: Sources and Uses of MTW Fund

Estimated Sources of MTW Funding for the Fiscal Year

PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$3,412,924
70600	HUD PHA Operating Grants	\$10,134,227
70610	Capital Grants	\$1,161,288
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$2,364,890
71100+72000	Interest Income	\$1,169,280
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$126,479
70000	Total Revenue	\$18,369,088

Section V: MTW Sources and Uses of Funds

Estimated Uses of MTW Funding for the Fiscal Year

PHAs shall provide the estimated uses and amounts of MTW spending by FDS line item.

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$2,051,793
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$0
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$669,229
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$1,970,653
95000 (95100+95200+95300+95500)	Total Protective Services	\$0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$163,400
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$89,898
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	\$1,013,574
97300+97350	Housing Assistance Payments + HAP Portability-In	\$8,954,635
97400	Depreciation Expense	\$229,829
97500+97600+97700+97800	All Other Expenses	\$0
90000	Total Expenses	\$15,173,011

HATC recognizes that based on the total revenue it projects to collect in the FY 2017-2018 (\$18,369,088) and the projected expenses (\$15,173,011), there will be a total of \$3,196,077 in unused MTW funds. These unused funds are projected to be utilized in the acquisition and/or development of additional housing units for the FY 2017 - 2018. Activity Five- Development of Additional Affordable Housing provides a thorough overview on past and future utilization of MTW Reserves for the purpose of this activity. However, there is no FDS Line Item to report such

Section V: MTW Sources and Uses of Funds

transactions. Therefore, the “Estimated Uses of MTW Fund for the Fiscal Year”, reports that HATC falls short of utilizing all their MTW Funding for the FY 2017 - 2018. This budgetary strategy is implemented in order to have MTW Funds available for the development and/or acquisition of additional affordable housing stock.

Describe the Activities that Will Use Only MTW Single Fund Flexibility

HATC does not have any approved or proposed MTW activities that solely use MTW Single Fund Flexibility. As outlined in Section III: Proposed MTW Activities and Section IV: Approved MTW Activities, HATC utilizes a variety of other MTW waivers to implement activities that work to further the three MTW statutory objectives: cost effectiveness in federal expenditures, promote economic self-sufficiency among program participants and to increase housing choices for low-income families. However, the budgetary fungibility that is available due to MTW Single Fund flexibility provides a vital component to further enhance MTW statutory objectives. For example, the implementation of Activity Five: Development of Additional Affordable Housing has been essential in increasing housing choices for low-income families. The utilization of MTW reserves to finance the additional 731 housing units has allowed HATC to meet the growing demand for affordable, well-maintained housing in Tulare County. The budgetary flexibility acquired through the MTW Single Fund is fundamental as HATC continuously works to increase cost effectiveness in federal expenditures.

V.2.Plan.Local Asset Management Plan

B. MTW Plan: Local Asset Management Plan

Is the PHA allocating costs within statute?

Yes

or

Is the PHA implementing a local asset management plan (LAMP)?

or

No

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?

No

N/A

Section VI: Administrative (A) Board Resolution

**BEFORE THE BOARD OF COMMISSIONERS
OF THE
HOUSING AUTHORITY OF THE COUNTY OF TULARE
STATE OF CALIFORNIA**

-oOo-

**APPROVING THE ANNUAL
MOVING-TO-WORK
2017/2018 AGENCY PLAN
CERTIFICATIONS OF
COMPLIANCE**

**;
;
;
;
;**

RESOLUTION NO. 2017-02

-oOo-

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

Certifications of Compliance

Annual Moving to Work Plan U.S. Department of Housing and Urban Development
Certifications of Compliance Office of Public and Indian Housing

Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan*

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning 2017, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. 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.
5. 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.
6. The Plan contains a certification by the appropriate State or 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.

Section VI: Administrative (A) Board Resolution

7. The PHA will affirmatively further fair housing by examining its programs or 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 and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. 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 regulation at 24 CFR Part 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements 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.
13. 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. 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.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. 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 Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Section VI: Administrative (A) Board Resolution

Housing Authority of the County of Tulare
PHA Name PHA Number/HA Code


CA-030

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

John L. Hess

Vice Chairperson of the
Board of Commissioners
Title

Name of Authorized Official


Signature

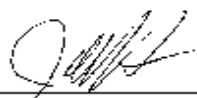
2/15/17
Date

*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

The foregoing resolution was adopted upon a motion presented by Commissioner Snyder, and seconded by Commissioner Silicato, at a regular meeting of the Board of Commissioners held on the 15th day of February 2017. Motion carried by the following vote:

AYES: Hess, Snyder, Silicato, Rodrigues
NAYES: None
ABSTAIN: None
ABSENT: Romero, Ybarra

HOUSING AUTHORITY OF
THE COUNTY OF TULARE


JOHN L. HESS, VICE CHAIRPERSON

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Section VI: Administrative (B) Public Process

HATC made the 2017-2018 MTW Annual Plan available for public review on January 1, 2017 the review period ended on February 15, 2017. The document was available for review at our central office 5140 West Cypress Avenue, Visalia, CA Monday through Friday 8:00 A.M. to 5:00 P.M. There was a public hearing held at our central office on January 17, 2017 to discuss in detail the Moving-to Work Demonstration Program, Capital Fund Program and the transitioning of all 701 Public Housing stock units to be smoke-free; there were no members from the public.

Section VI: Administrative (B) Public Process

**NOTICE OF PUBLIC COMMENT PERIOD
NOTICE OF PUBLIC HEARING
HOUSING AUTHORITY OF THE COUNTY OF TULARE**

January 1, 2017

Housing Authority of the County of Tulare
5140 West Cypress Avenue
Visalia, CA 93277
(559) 627-3700

The Housing Authority of the County of Tulare will be holding a public hearing regarding the Moving-to-Work (MTW) Demonstration Program and Capital Funding Program on Tuesday, January 17, 2017 at 3:00 P.M. at the above address.

The discussion items will include plans for use of Capital Fund money and possible revisions to the MTW Program. The documents for discussion is on file at the Housing Authority of the County of Tulare office 5140 West Cypress Avenue, Visalia, CA and may be examined or copied weekdays 8:00 A.M. to 5:00 P.M.

Any individual, group or agency may submit written comments on the proposed amendment. All comments received by the Housing Authority by Friday, February 10, 2017 by 5:00 P.M. will be considered by the Housing Authority Board of Commissioners prior to authorizing submittal of the MTW Plan and Capital Funding priorities to HUD. Comments may be made at the hearing, or you may submit them in writing to:

Housing Authority of the County of Tulare
Post Office Box 791
Visalia, CA 93279

HOUSING AUTHORITY OF THE COUNTY OF TULARE

By: KEN KUGLER, Executive Director

MW/MTW/NoticeOfPublicCommentPeriod.doc

Section VI: Administrative (B) Public Process

**AVISO DE PERIODO DE COMENTARIO PÚBLICO
AVISO DE AUDIENCIA PÚBLICA
AUTORIDAD DE VIVIENDAS DEL CONDADO DE TULARE**

1 de Enero del 2017

Autoridad de Viviendas del Condado de Tulare
5140 West Cypress Avenue
Visalia, CA 93277
(559) 627-3700

La Autoridad de Viviendas del Condado de Tulare tendrá una audiencia pública acerca del Programa de Demostración Moviéndose-a-Trabajar y el Programa de Fondos Capitales el Martes 17 de Enero del 2017 a las 3:00 P.M. en la dirección anteriormente mencionada.

Los artículos en discusión incluyen planes para el uso de dinero de Fondos Capitales y posibles revisiones al programa Moviéndose-a-Trabajar. Los documentos que se discutirán están archivados en la oficina de la Autoridad de Viviendas del Condado de Tulare en el 5140 West Cypress Avenue, Visalia, CA y pueden ser examinados o copiados durante los días de la semana de 8:00 A.M. a 5:00 P.M.

Cualquier individuo, grupo o agencia puede someter sus comentarios por escrito sobre la enmendadura propuesta. Todos los comentarios recibidos por la Autoridad de Viviendas antes de las 5:00 P.M. el Viernes, 10 de Febrero del 2017 serán considerados por la Mesa de Comisionados de la Autoridad de Viviendas antes de someter a HUD el Plan MTW y prioridades de Fondos Capitales. Se pueden hacer Comentarios el día de la audiencia, o por escrito mandarlos a:

Housing Authority of the County of Tulare
Post Office Box 791
Visalia, CA 93279

AUTORIDAD DE VIVIENDAS DEL CONDADO DE TULARE

Por: KEN KUGLER, Director Ejecutivo

MW/MTW/NoticeOfPublicCommentPeriod.doc

Section VI: Administrative (B) Public Process

Visalia Newspapers, Inc.
P.O. Box 31, Visalia, CA 93279
559-735-3200 / Fax 559-735-3210

Certificate of Publication

State Of California ss:
County of Tulare

Advertiser: HOUSING AUTHORITY OF TULARE CO
5140 W CYPRESS AVE
VISALIA, CA 93277
Order # 0001816778

RE: NOTICE OF PUBLIC COMMENT
PERIOD NOTICE OF PUBLIC HEARING

I, Brent Maxwell
Accounting Clerk, for the below mentioned newspaper(s), am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper on the following

Newspaper: Visalia Times Delta

1/2/2017

I acknowledge that I am a principal clerk of said paper which is printed and published in the City of Visalia, County of Tulare, State of California. The Visalia Times Delta was adjudicated a newspaper of general circulation on July 25, 2001 by Tulare County Superior Court Order No. 41-20576. The Tulare Advance Register was adjudicated a newspaper of general circulation on July 25, 2001 by Superior Court Order No. 52-43225.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 2 day of Jan, 2017 in Visalia, California.

Brent Maxwell

Declarant

NOTICE OF PUBLIC COMMENT PERIOD
NOTICE OF PUBLIC HEARING
HOUSING AUTHORITY OF THE COUNTY OF TULARE
January 1, 2017
Housing Authority of the County of Tulare
5140 West Cypress Avenue
Visalia, CA 93277
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Visalia, CA 93279
HOUSING AUTHORITY OF THE COUNTY OF TULARE
By: KEN KUGLER, Executive Director

AVISO DE PERIODO DE COMENTARIO PÚBLICO AVISO DE AUDIENCIA PÚBLICA AUTORIDAD DE VIVIENDAS DEL CONDADO DE TULARE

1 de Enero del 2017

Autoridad de Viviendas del Condado de Tulare
5140 West Cypress Avenue
Visalia, CA 93277
(559) 627-3700

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Los artículos en discusión incluyen planes para el uso de dinero de Fondos... Capitales... posibles revisiones al programa Movilización-a-Trabajar. Los documentos que se discutirán serán archivados en la oficina de la Autoridad de Viviendas del Condado de Tulare en el 5140 West Cypress Avenue, Visalia, CA y pueden ser examinados o copiados durante los días de la semana de 8:00 A.M. a 5:00 P.M.

Cualquier individuo, grupo o agencia puede someter sus comentarios por escrito sobre la enmienda propuesta. Todos los comentarios recibidos por la Autoridad de Viviendas antes de las 5:00 P.M. el Viernes, 10 de Febrero del 2017 serán considerados por la Mesa de Comisionados de la Autoridad de Viviendas antes de someter a HUD el Plan MTW y prioridades de Fondos Capitales. Se pueden hacer comentarios el día de la audiencia, o por escrito mandarlos a:

Housing Authority of the County of Tulare
Post Office Box 791
Visalia, CA 93279

AUTORIDAD DE VIVIENDAS DEL CONDADO DE TULARE

Por: KEN KUGLER, Director Ejecutivo
Pub: Jan. 2, 2017 #1816778

Section VI: Administrative (B) Public Process

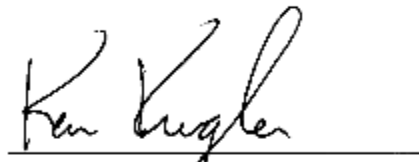
MINUTES OF THE MOVING-TO-WORK PUBLIC HEARING

Tuesday, January 17, 2017, 3:00 P.M.

The Executive Director of the Housing Authority of the County of Tulare, Ken Kugler, opened the meeting at 3:10 P.M. Mr. Kugler acknowledged there was no one present from the public. Housing Authority Staff present were; Miguel Perez, Program Coordinator and Cynthia Fernandez, Executive Assistant. Mr. Kugler reviewed the anticipated changes to the Moving-to-Work program. A new proposed activity introduced in the Moving-to-Work Plan for Fiscal Year 2017-2018 will allow for assistance to very-low-income participants to receive a security-deposit loan. This new activity will help program participants with an active Section 8 Housing Choice Voucher (HCV) to utilize the security-deposit loan in order to help facilitate acquiring a unit to rent. Each loan will be in the amount of one month's of their determined rental subsidy. Mr. Kugler reported after further analysis, 66-percent of all households were below 30-percent of the Area Median Income (AMI). Program participants with an active Section 8 HCV at or below 40-percent AMI will be able to apply for the security-deposit loan and will be required to pay it back within a six-month period.

Mr. Kugler reported the implementation of Smoke-Free Public Policy, with the Final Rule (24 CFR Parts 965 and 966) on "Instituting Smoke-Free Public Housing". Tulare County Housing Authority's Public Housing Stock will be transitioned to Smoke-Free by July 1, 2017. All the necessary notifications to tenants and addenda will be administered timely in order to effectively implement a Smoke-Free Policy by the proposed deadline.

The meeting was adjourned at 3:11 P.M.


KEN KUGLER, Executive Director

Section VI: Administrative (B) Public Process

MINUTES OF THE
PUBLIC HOUSING
CAPITAL FUNDING PROGRAM
PUBLIC HEARING

Tuesday, January 17, 2017, 3:15 P.M.

Mr. Kugler opened the Capital Funding Program Public Hearing at 3:15 P.M. and began to discuss the Capital Funding Program expenditures. These funds are provided to the Housing Authority by HUD to modernize and upgrade public housing units. Mr. Kugler presented the 2017/2018 fiscal year Capital Fund Plan. The anticipated funds the Housing Authority will receive from HUD is \$1,161,288. A total of \$105,772 will go towards site improvements; site improvements consist of landscaping, cement work, fencing and tree trimming. An anticipated amount of \$443,406 will be used to go towards the dwelling structure improvements at various sites, such as; countertops, cabinets, A/C and Heating units, bathroom fixtures, appliances, roofing and flooring. A total of \$8,000 will be utilized for non-dwelling equipment, \$232,257 will go towards operations, \$118,129 will go towards administration and \$2,500 will go towards the cost to conduct the audit. Mr. Kugler reported there was no anticipated funding problems. The meeting was adjourned at 3:16 P.M.


KEN KUGLER, Executive Director

Section VI: Administrative (B) Public Process

NOTICE OF PUBLIC HEARING JANUARY 17, 2016 3:00 P.M.

SIGN-IN SHEET

NAME

1.	<u>Ken Kugler</u>	<u>1-17-17</u>
2.	<u>Mr. P. P.</u>	<u>1-17-17</u>
3.	<u>Gutter</u>	<u>1-17-17</u>
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____

Section VI: Administrative (C) Description of Formal Evaluations

- HATC does not plan to do any specific evaluations or any other type of assessment with regard to the MTW program.

Section VI: Administrative (D) Annual Statement & Evaluation Report

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part I: Summary					
PHA Name: TULARE COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Use of FFP: 147317		FYE of Grant: 2017/2018 FYE of Grant Approval: 2018	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Endings <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revisions:) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ³ Expended
1	Total non-CFF Funds				
2	405 Operations (may not exceed 20% of line 21) ⁴	\$232,257.00			
3	1408 Management Improvements	\$250,000.00			
4	1410 Administration (may not exceed 10% of line 21)	\$116,129.00			
5	1411 Audit	\$2,500.00			
6	1451 Liquidated Damages				
7	1440 Fees and Costs	\$3,224.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$105,772.00			
10	1460 Dwelling Structures	\$443,406.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$8,000.00			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				

¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.

⁴ If the funds shall be included here.

Section VI: Administrative (D) Annual Statement & Evaluation Report

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Requires 06/30/2017

Part II: Summary					
PHA Name:		Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP: 1/17/2017		FYE of Grant: 2018 FYE of Grant Approval:	
Type of Grant: <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision number:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised ¹	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	1502 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 2% of line 20)				
20	Amount of Annual Grant: (sum of lines 1 - 19)	\$1,161,288.00			
21	Amount of line 20 Related to LRP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Kan Rugh</i>		1-17-17			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP monies for operations.
⁴ RHP funds shall be included here.

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Form HUD-50075.1 (07/2014)

Section VI: Administrative (D) Annual Statement & Evaluation Report

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

Part II: Supporting Pages								
PHA Name: TULARE COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CTFP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2016/2017				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated ²	Funds Expended ²	
ENTITY WIDE	OPERATIONS	1406		\$232,257.00				
ENTITY WIDE	MANAGEMENT IMPROVEMENTS	1408		\$250,000.00				
ENTITY WIDE	ADMINISTRATION	1410		\$116,129.00				
ENTITY WIDE	AUDIT	1411		\$2,500.00				
ENTITY WIDE	FERS & COSTS	1430		\$3,224.00				
ENTITY WIDE	SITE IMPROVEMENTS (landscaping, cement work, fencing, tree trimming)	1450		\$105,772.00				
ENTITY WIDE	DWELLING STRUCTURES (countertops, cabinets, A/C & Heating units, bathroom fixtures, appliances, roofing and flooring)	1460		\$443,406.00				
ENTITY WIDE	NON DWELLING STRUCTURES 1. SIDEWALKS/PAVEMENTS	1475		\$8,000.00				

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

² To be completed for the Performance and Evaluation Report.

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Form HUD-50075.1 (07/2014)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

² To be completed for the Performance and Evaluation Report.

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2017

[illegible]

¹ Obligation and expenditure and loan can only be revised with HUD approval pursuant to Section 9 of the U.S. Housing Act of 1937, as amended.

Appendix A: Hardship Policy

MTW HARDSHIP POLICY

The Housing Authority recognizes that substantial, unforeseen hardships may arise, such that families cannot pay their full rent or would experience a significant rent increase. In such cases, the families may apply to the Housing Authority for relief. The Housing Authority shall consider such a request, taking into consideration other local resources available to the family. Such requests must be in writing, stating the reason for the hardship and the expected duration.

Relief may consist of the following:

1. Deferral of a portion of the rent.
2. Extension of the assistance period
3. Conversion to the income based program (if family is on the program with a fixed subsidy and time limit)
4. A full or partial waiver of imputed income amounts per work-able family member

Consideration will be given for hardship when a family has suffered a catastrophic change, which caused the death, illness or long-term disability of an adult family member, which resulted in the loss of income to the family. These families will be referred to CSET for an assessment of options and links to other community resources for recovery. A contract will be signed with the family stipulating the change to their Moving-to-Work assistance/rent and the steps the family will take to work toward self-sufficiency. The contract will specify the amount by which the family's portion of rent has changed, and for what duration. The amount by which the rent will be changed will be determined by Housing Authority staff on a case-by-case basis.

If all possible work-able family member(s) become(s) permanently disabled, the family will automatically be changed to a traditional income-based program with no time limit, without having an assessment done by CSET or submitting a hardship request in writing.

In cases where a CSET evaluation is not possible or productive, and where there are still possible work-able family members, the hardship request will be presented to a Hardship Committee made up of community citizens who have sufficient knowledge of the MTW program to make informed decisions as to the disposition of rental assistance for such families. Decisions of the Hardship Committee will be final.

This policy is not intended to apply to seasonal income fluctuations, nor minor or temporary reductions of income.

Appendix B: VAWA and DOJ Reauthorization Act Compliance

VIOLENCE AGAINST WOMEN AND DEPARTMENT OF JUSTICE REAUTHORIZATION ACT OF 2005 COMPLIANCE

The Housing Authority of Tulare County has implemented the policies of the *Violence Against Women and Department of Justice Reauthorization Act of 2005* (VAWA). Under those policies, Section 8 program tenants and landlords are informed of the requirements of the law, both in letters and in the revised-section contracts and tenancy addendums. Any questions by landlords are referred to our attorney.

Our public-housing staff is trained to watch for the effects of domestic violence and to intervene where appropriate. When eviction notices are served for causes other than non-payment of rent, letters and certification forms informing tenants of their VAWA rights are given to the family members involved so they can inform the agency of any domestic violence and the eviction can be bifurcated.

The agency cooperates with the various shelters in the jurisdiction. When informed of domestic-violence situations, either by shelter staff or the tenants themselves, the families are informed where they can stay temporarily and get any legal help they may need.

Agency policies include provisions to assist remaining family members while taking measures to evict or restrict the abuser from access to the unit or the complex.