

**HOUSING AUTHORITY
OF THE COUNTY OF TULARE**

2010/2011

MOVING TO WORK ANNUAL PLAN

Revised July 1, 2010

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SECTION 1

INTRODUCTION

The Housing Authority of the County of Tulare is a medium sized Housing Authority located in Central California in a very conservative, agricultural area. The agency has been in existence since 1945, with a portfolio of programs funded through the U. S. Department of Housing and Urban Development, the U. S. Department of Agriculture, the State of California Department of Housing and Community Development, State of California Tax Credit Allocation Committee, and Locally funded housing. The HUD programs which fall under the jurisdiction of the Moving to Work Demonstration program are the Section 8 Housing Choice Voucher Program and the Public Housing Program. This plan for these programs covers a July 1, 2010 to June 30, 2011 fiscal year.

The Mission Statement for the Housing Authority is:

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.

The Agency has been operating under a Moving to Work Demonstration Program Contract with the Department of Housing and Urban Development for the Section 8 and Conventional Public Housing Programs since May of 1999. Within the guidelines of this demonstration program the Agency has been able to 1.) streamline some of the operations under these two rental assistance programs 2.) create greater housing choices for families, and 3.) encourage families to achieve self-sufficiency. To achieve those goals the Agency has:

- 1.) Implemented elimination of rent calculations and re-determinations for able-bodied families, fixed proration amounts for mixed families, fixed medical for the elderly and disabled, and other small adjustments specified in Section 7.
- 2.) Established a flat rent and flat subsidy system for rents with a five year time limit for able-bodied families.
- 3.) Eliminated the 40% rule, and has a proposal in Section 6 to Expand and Preserve Low Income housing opportunities using Section 8 and Section 9 funds in conjunction with non-profit corporations to take advantage of current economic conditions.

We believe that the greatest value of the MTW Program is to allow local agencies to provide assistance programs in ways that benefit the local jurisdiction and participants, and provides the flexibility to do so. We believe that the next eight years will continue to prove that the opportunity is valuable both for our Agency and the Demonstration Program.

SECTION 2

HOUSING STOCK INFORMATION

The Housing Authority of the County of Tulare currently owns 710 public housing units, and does not plan to change that number in the coming year by either increasing or decreasing units. Expected Capital expenditures are shown in Section 8, Sources and uses of Funding. All Public Housing and most Section 8 Vouchers fall under the MTW Program.

Under the Housing Choice Voucher program the agency currently has 2,872 voucher allocations, including 35 VASH Vouchers for Veterans. The VASH Vouchers do not fall under the MTW program.

The Agency plans to implement a project-based component of the Housing Voucher program as approved in the 2009/2010 plan. This was delayed due to issues with finding Tax Credit investors. Details of those plans are located in Section 7 Ongoing MTW Activities.

The Housing Authority owns and/or manages a variety of additional rental units subsidized through various federal, state, and local programs. During the 2009 fiscal year, the Agency expanded its portfolio of owned and/or managed units through the acquisition of units which had been foreclosed upon or were on the market at extremely low prices. A chart of all current additional units and program funding for them is attached.

The Agency, in partnership with Kaweah Management Company (a Non-Profit Development Company), has several new complexes in development. These new units are being developed using a combination of Low Income Housing Tax Credits, HOME funds, City Redevelopment tax increment funding, Private Activity bonds, and Housing Authority administrative funds. At this time, we anticipate that in the 2010/2011 fiscal year, the construction of 9 units in the City of Visalia, a 73 unit senior tax credit complex in the City of Lindsay, a 57 unit tax credit single family complex and a 60 unit multifamily complex (both in the City of Tulare), a 40 unit senior apartment complex in the city of Farmersville, and a 57 unit multifamily tax credit complex in the City of Dinuba will begin. These projects had been expected to begin construction in the 2009 calendar year, but were delayed due to the virtual collapse of the Tax Credit Program and loss of Equity Investors.

The Housing Authority is exploring additional projects for the future.

No significant capital expenditures of greater than 30% of the Agency's total capital expenditure for any development are planned for the plan year.

SCHEDULE A - LIST OF PREVIOUS PROJECTS							
By my name below is the complete list of my previous projects and my participation history as a principal in rental housing projects.							
NOTE: Make full disclosure. Add extra sheets (signed) if needed. If you have no previous projects write by your name - "No prior experience".							
If there have been no occurrences of sales, foreclosure or LIHTC noncompliance, write "none" in column 4.							
1. List each Participant's/Principal's alphabetical order, last name first. Signature(s):	2. List Previous Projects (Name, Location, Government Agency involved, and Number of units in the project) LIST ALL LIHTC PROJECTS FIRST, THEN OTHER GOVERNMENT ASSISTED RENTAL HOUSING PROJECTS, THEN NON-ASSISTED PROJECTS				3. Role and Interest: Month/Day/Year Participation - Began: Ended: Month/Day/Year Project Placed-in-Service (PIS)	4. Sales, Foreclosures, Defaults, Instances of IRS Noncompliance, and Issuance of IRS Form 8823	
	(A) LIHTC Projects	(B) Other Government-Assisted		(C) Nongovernment-Assisted Projects	* See note at bottom of page		
Housing Authority of the County of Tulare – HUD Public Housing		Cutler 30-1A	24 Units	1959		Owner/Manager	None
		Cutler 30-1B	6 Units	1959		Owner/Manager	None
		London 30-2	20 Units	1962		Owner/Manager	None
		Cutler 30-3	25 Units	1964		Owner/Manager	None
		Goshen 30-4	20 Units	1964		Owner/Manager	None
		Dinuba 30-5	80 Units	1965		Owner/Manager	None
		Woodlake 30-7	25 Units	1975		Owner/Manager	None
		Traver 30-8	10 Units	1975		Owner/Manager	None
		Tulare 30-10	75 Units	1975		Owner/Manager	None
		Woodlake 30-11	5 Units	1976		Owner/Manager	None
		Tulare 30-12	50 Units	1977		Owner/Manager	None
		Visalia 30-15	36 Units	1984		Owner/Manager	None
		Visalia 30-16	74 Units	1984		Owner/Manager	None
		Porterville 30-17	65 Units	1985		Owner/Manager	None
		Visalia 30-19	69 Units	1986		Owner/Manager	None
		Tulare 30-20	50 Units	1987		Owner/Manager	None
		Tulare 30-21	30 Units	1989		Owner/Manager	None
	Porterville 30-24	46 Units	1992		Owner/Manager	None	
	Total	710 Units					

CERTIFICATION OF PREVIOUS PARTICIPATION

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	(A) LIHTC Projects	(B) Other Government-Assisted	(C) Nongovernment- Assisted Projects		
HUD Section 8/202		Santa Fe Plaza 105 Units 1983		Manager	None
HUD Section 8/New Construction		La Serena 65 Units 1983		Manager	None
City of Visalia		Robinwood Ct. 10 Units 2007 Total 180 Units		Manager	None
Admin-Owned			Blain Units 14 Units 801 North "E" St. 1 Unit 1001 North Jacob 1 Unit 203 S. California 1 Unit 1911 S. Crenshaw 1 Unit Myrtle Court 20 Units West Oakwood/Vetter 20 Units East Tulare 12 Units Encina Tri-Plex 3 Units East Kaweah 6 Units West Oriole Ave 8 Units Total 87 Units	Owner/Manager Owner/Manager Owner/Manager Owner/Manager Owner/Manager Owner/Manager Owner/Manager Owner/Manager Owner/Manager Owner/Manager	None None None None None None None None None None

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	(A) LIHTC Projects	(B) Other Government-Assisted	(C) Nongovernment-Assisted Projects			
Farm Labor Housing - USDA		Woodville 178 Units 1938		Owner/Manager	None	
		Linnell 191 Units 1938		Owner/Manager	None	
		Terra Bella 14 Units 1977		Owner/Manager	None	
		Visalia 15 Units 1980		Owner/Manager	None	
		Tulare 52 Units 1985		Owner/Manager	None	
		Total 450 Units				
USDA 515 Housing		Linmar Apts. 48 Units 1992		Manager	None	
California Rental Housing Construction Program		Clark Court 24 Units 1983		Manager	None	
		Parkwood Manor 75 Units 1982		Manager	None	
		Visalia Garden Villas 60 Units 1987		Manager	None	
		Total 159 Units				
Tax Credit	Westport 25 Units 1989			Manager	None	
	Sultana 36 Units 1992			Manager	None	
	Cypress Cove 52 Units 1993			Manager	None	
	Fairview 8 Units 1994			Manager	None	
	Parkside 24 Units 2007			Manager	None	
	Gateway 48 Units 2008			Manager	None	
	Gateway II 16 Units 2009			Manager	None	
	Court&Paradise 11 Units 1980			Manager	None	
	Total 230 Units					

SECTION 3

LEASE UP INFORMATION

At this time, we see no impediment to leasing all 710 public housing units during the coming year, other than normal turnover. Timing out public housing residents under the MTW program has created additional turnover, but those issues have been worked out over the past years and are now part of our normal operations. We do not plan any demolition, disposition, or major rehabilitation activities which would reduce occupancy.

Under our Housing Choice Voucher program, we have been averaging at 99% lease-up rate, or approximately 2809, of our 2837 allocations, and anticipate that the rate will continue. The 35 VASH Vouchers are currently being issued and should be under lease by the end of September 2010. If the overleasing of our Section 8 allocation proposed in this plan is approved, we anticipated that our total number of vouchers under lease by the end of the plan year on June 30, 2011 should be 2932, and reach 2992 by October 31, 2011. While mortgage foreclosures have created a few new problems, in general, the issue has loosened the housing market in this area and is now dropping rental prices. We anticipate that this will only help our Section 8 program.

SECTION 4

WAITING LIST INFORMATION

There are currently 6411 families on our public housing waiting lists. The agency has four waiting lists for public housing, for our four main geographical areas where we have our four area offices. There may be some duplication of names as families may be on more than one list at a given time. There are currently 12,322 families on the one Section 8 waiting list. As families' names reach the top of that list, they are referred to whichever of our offices is closest to their home, for updating. The waiting lists, depending on preference are, at the most, four years long for residents of Tulare Co. While the current economic conditions may have caused the waiting list to increase over the past two years, the leasing of additional Section 8 vouchers should keep the waiting list at the current level or decrease it slightly during the plan year.

All of our waiting lists are currently open and have been open for the past two decades. Because we are terminating assistance for families on both our public housing and Section 8 programs due to our time limits, the lists are moving and we do not anticipate having to close any of them. This also means that we are continuously updating applicants for housing, and therefore are also continuously purging the waiting lists. Mass purges have not proved be necessary.

Any project based complexes will have separate waiting lists, and current applicants will be informed of the opportunity to apply for those projects.

SECTION 5

LONG-TERM MTW PLAN

For the next eight years, the main focus for this agency is to continue to pursue our efforts to make our MTW contract permanent. We believe that our program has been very successful as currently structured, and has stood the test of time. We believe that to have to revert to the standard Public Housing and Section 8 programs in the future would be unfair to those families we have already timed out of our programs, and would be a step backwards in providing assistance to our residents. We are now only seeking to streamline the programs for participants so that we can further meet the MTW goals.

We believe that local discretion is the best way to meet the needs of our jurisdiction, and also for other jurisdictions. We will also continue to look for ways to streamline our programs to further meet the MTW goals and better serve our constituents.

SECTION 6

PROPOSED MTW ACTIVITIES

The Agency plans to use greater flexibility of funding to take advantage of additional housing opportunities with some of our MTW program funding. These will be accomplished now that we have a signed Attachment D to our MTW contract.

EXPANDING AND PRESERVING HOUSING OPPORTUNITIES

The Agency envisions using Uses of Funds Flexibility in three possible ways. These funds could be utilized either directly by our Agency, or in coordination with our Non-Profit subsidiary agency, Kaweah Management Company to purchase land for new developments funded eventually with Tax Credit, HOME, Bond, and/or Tax Increment financing. Additionally, as the financial conditions in the County continue to deteriorate, more housing (either single family or multifamily) is coming onto the market. Also, some affordable housing the County has now outlasted its useful life and is deteriorating to the point that it is not cost-effective to continue efforts to repair or rehabilitate the units. In these cases, a funding source to replace these existing units would fill a gap that is not currently available to help currently assisted families. All such housing would house families with incomes at or below 80% of median at move in. It is understood that while Attachment D to the MTW Agreement allows the use of Section 8 and 9 funds for uses outside those program as outlined in the 1937 Act, these funds remain Federal funds. They would be subject to any and all other Federal requirements outside of the 1937 Act, including the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970, the National Environmental Policy Act of 1969, and related Federal environmental laws and authorities, the HUD Reform Act of 1989, and applicable fair housing and civil rights requirements.

We believe that we would be achieving the MTW objective of increasing housing choices, by making additional low income housing available. We are hopeful that some of these opportunities would be located in areas of the county currently lacking in affordable housing.

Specific examples of possible uses include using available reserve funds to purchase existing units coming on the market either being sold by owners or foreclosures. There have been several multifamily complexes available the last year which are generally in good shape or may need some rehabilitation. The prices have been well below market, and are in locations which would enable us to provide housing in areas previously inaccessible to low income families. One example is a 20 unit complex currently for sale in the City of Exeter. This community only has one current low income complex in a city with a population of almost 25,000. This community would never pass an Article 34 referendum to allow public housing. However, if the money could be used in conjunction with Kaweah Management Company as a regular purchase, it would open opportunities not previously

available. However, such opportunities do not stay on the market for long and require quick action and readily available funds.

In some cases, our Agency has been asked to work with other agencies such as Cities, the County or Departments within the County to help develop housing for special populations. These agencies, like regular HUD programs, require a significant lead time for application processes, approvals, etc. With readily available funds, our agency would be able to tie up either sites for construction, or existing locations which would be ideal for these special programs including housing for the disabled, housing or teens coming out of foster care homes at age 18, or transitional housing for the homeless. In most of these cases, our agency would eventually be repaid through funds from other programs after the application process has been completed. But, again, opportunities would not be lost because action could not be taken quickly enough.

In other cases, Kaweah Management Company works with developers to create more housing through the Low Income Housing Tax Credit Program. In order to do this, it requires considerable up-front work before an application can even be submitted to the Tax Credit Allocation Committee. When Credits are awarded, the up-front money is repaid through syndication. When such complexes are constructed, the Housing Authority manages the complex and ensures that the units are available to Section 8 applicants. Again, readily available funding makes such partnerships work.

Finally, one possible use would be to use such funding to replace existing low income units which have outlived their useful life. One such complex is a senior complex developed as a 25 unit Tax Credit Project over 20 years ago in a modular housing complex. The complex is now solely owned by Kaweah Management Company and managed by our Agency. The tax credit compliance period has expired, and the units are beginning to deteriorate. They can still be repaired at this time, the questions becomes at what point would we be throwing good money after bad. Only the units themselves would need to be replaced as the land and foundations are in place. The complex itself does not have sufficient funds to be able to replace units as most of the reserves have been used to make repairs up to this point. The complex, however, does generate enough income as it has no current loans, to be able to repay a low interest loan made by the Housing Authority. Traditional lenders are not willing or able at this point in time to make such loans. We would like to be able to preserve this housing for low income seniors.

While exact numbers are not possible as this activity is subject to what opportunities become available, we feel that certain minimum activity should be achievable.

1. These units would be purchased in conjunction with Kaweah Management Company, depending on which ownership proved most advantageous. Therefore, our baseline for acquisition of units under this activity would be the 2472 current

housing units or projects already in the pipeline for both entities. Our benchmark would be to purchase 50 additional single or multifamily units during the plan year.

2. For start up costs for Tax Credit Projects, our baseline would be the 724 units of our current tax credit projects either existing or already in the pipeline, and the benchmark would be 1 additional tax credit project in the pipeline of at least 30 units during the plan year.

3. For our senior complex that needs units replaced our baseline would be the current 25 units, and our benchmark would be to replace 10 of those units in the plan year.

This activity would also be authorized by Section B1 of Attachment C with approval of Attachment D to our Contract. Although Attachment D of the agency's MTW agreement allows the agency to expend Section 8 and 9 funds for uses outside of those allowed by Sections 8 and 9 of the 1937 Act, these funds remain Federal funds, and are subject to any and all other Federal requirements outside of the 1937 Act (e.g., including but not limited to Appropriations Acts, competitive HUD notices of funding availability under which the Agency has received an award, state and local laws, Federal statutes other than the 1937 Act, and OMB Circulars and requirements), as modified from time to time. Of note, Sections 12 and 18 of the 1937 Act (which cannot be waived via MTW), the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970, the National Environmental Policy Act of 1969 and related Federal environmental laws and authorities, the HUD Reform Act of 1989, and applicable fair housing and civil rights requirements still apply to the uses of MTW funds outside of Sections 8 and 9 of the 1937 Act.

ACTIVITY NAME	Expanding Housing Opportunities
MTW INITIATIVE DESCRIPTION	Increase Housing Choices
ANTICIPATED IMPACTS	The number of units available to low income families in the county will increase, and some will be located in areas not previously possible.
BASELINES AND BENCHMARKS	Current housing stock of both the HA and Kaweah of 1,526 units, increased by 50 units, 724 Tax Credit Units increased by 30, 25 senior units replacing 10 all by June 30, 2011.

DATA COLLECTION
METRICS AND
PROTOCOLS

Additional units will be managed by the Agency and will be added to our Previous Participation Certification including the date of purchase.

AUTHORIZATION CITED

Section B1 of Attachment C and Uses of Funds in Attachment D

HARDSHIP POLICY

NA

SECTION 7

ONGOING MTW ACTIVITIES

SELF-SUFFICIENCY ACTIVITIES:

A.1 1997 - The concept for this activity was included in the initial application to HUD to participate in the MTW program.

A.2 The activity was implemented at the onset of the MTW contract in May, 1999.

B. Update and Status:

MTW activities which were begun at the onset of the Demonstration Program in 1999 were designed to meet the statutory objective of giving incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient. Those activities include:

1. Fixed rents on the Public Housing program for non –elderly or disabled families
2. Fixed subsidies on the Section 8 Program for non –elderly or disabled families
3. A five year time limit on assistance for non –elderly or disabled families.

The only changes to these activities are to review the amounts annually and make changes as necessary. No changes are anticipated at this time.

PUBLIC HOUSING						
Bedrooms	0	1	2	3	4	5
MTW Flat Rent Amount	N/A	270	310	375	410	440
VOUCHER						
Bedrooms	0	1	2	3	4	5
MTW Subsidy Amount	270	300	350	530	600	630

The Hardship policy and Committee decisions are discussed in Appendix A.

C. Changes to the MTW Authorizations – There have been no changes to the MTW authorizations utilized for this activity, and we do not anticipate any changes during the 2010/2011 Plan year.

D. The Agency will not be using any outside evaluators.

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II. ADMINISTRATIVE CHANGES:

Several of the Agency MTW activities which were included in the MTW Plan were administrative changes included to achieve the statutory objective of reducing costs and achieving greater cost effectiveness in Federal Expenditures.

1999 MTW Contract Activities from Onset and Currently Unchanged:

A1. Year Activity was Identified: 1997 – this concept was included in the original MTW application.

A2. Year Activity was Implemented: May, 1999

B. Update and Status:

MTW activities included were:

1. Fixed proration amounts for mixed families for each non-eligible family member
2. Phasing out of the FSS Program
3. Requiring Section 8 landlords to use the HUD Model Lease

These activities are on-going and have not changed. We do not anticipate any changes to these activities in the future.

C. Changes to the MTW Authorizations – There have been no changes to the MTW authorizations utilized for this activity, and we do not anticipate any changes during the 2010/2011 Plan year.

D. The Agency will not be using any outside evaluators.

Contract Activities Added in subsequent years:

A1. Year Activity was Identified: 2007

A2. Year Activity was Implemented: 2009

B. Update and Status:

Additional MTW activities were approved in the 2008/09 Plan designed to meet the same statutory objective of cost savings. However, since the plan was approved after the start of the fiscal year, and required notice to the tenants, they were not implemented until January 1, 2009. Those changes included:

1. Changing the definition of income to include “all income into the home of all MTW families”

2. A fixed proration amount for mixed elderly and disabled families whose rent is calculated on an income-based formula.
3. A minimum rent of \$0 instead of a minimum TTP amount from which a utility allowance is deducted which would eliminate UAP payments.
4. Allowing a “flat” or fixed medical deduction amount for qualified families who choose not to have to go through an extensive medical expense verification process.
5. Changing over families who entered our program after May 1999 who are able-bodied to the fix-rent or fixed-subsidy with time limits.

A few changes to the income definitions were required as it was found that other statutes required that certain types of incomes could not be counted. HUD publishes a list, which changes periodically, of income which is specifically excluded by other program statutes. The items currently on the HUD list have been added back to our policies as excluded income

It is obvious that the flat medical deduction has not been as desirable as originally planned, and that activity may need to be reevaluated. We should know more at the end of the current year. However, data will need to be evaluated and no changes will be made until the 2011/2012 Plan year at the earliest.

Families with a high rent burden have the option of applying to the Hardship committee for relief, either temporary or long term.

C. Changes to the MTW Authorizations: There have been no changes to the MTW Authorizations utilized for this activity and none are anticipated.

D. The Agency will not be using any outside evaluators.

III ELIMINATION OF THE 40% RULE

A1. Year Activity was Identified: 2006

A2. Year Activity was Implemented: 2009

B. Updates and Status:

One MTW activity approved in the 2008/09 MTW Plan was designed to meet the statutory objective of Increasing Housing Choices for low income families. The activity approved eliminated the 40% rule for families on income-based rents. This allowed elderly/disabled families to choose a unit where the rent would exceed 40% of their income at initial lease-up or when they moved to a new unit, without having to choose to be on the MTW Program with no intention of becoming self-sufficient. This activity was begun as of January 1, 2009. This policy has been working well and no changes are anticipated at this time.

C. Changes to the MTW Authorizations: There have been no changes to the MTW authorizations utilized for this activity and none are anticipated.

D. The Agency will not be using any outside evaluators.

IV. PROJECT BASES SECTION 8

A1. Year Activity was Identified: 2009

A2. Year Activity was Implemented: Anticipated 2011

B. Updates and Status:

The Agency planned to project base 30 units of Section 8 Housing Vouchers in conjunction with a Tax Credit Project in the City of Tulare in the 2009/2010 plan year. Due to problems with the economy, an investor was not found, and the developer chose to substitute ARRA money in lieu of an investor, but this has delayed the start of construction on the project.

We anticipate that all 30 units will be leased by the end of 2011. This provision is included in Part IX.B Tenant Rent to Owner of the Project basing policy in the Agency Policies.

C. There have been no changes to the MTW authorizations utilized for this activity and none are anticipated.

D. The Agency will not be using any outside evaluators.

SUMMARY OF CURRENT MTW ACTIVITIES

ACTIVITY NAME	Self-Sufficiency Activities Housing Rents Fixed Section 8 Subsidies 5 Year Time Limit	<u>Administrative Changes</u>
MTW INITIATIVE DESCRIPTION	Incentives to families to become self-sufficient	Reduce costs and achieve greater cost effectiveness
MTW SATUTORY OBJECTIVE	Economic Self Sufficiency	Cost Reductions
ANTICIPATED IMPACTS	Incomes of participating families will increase	Reduce staffing or allow current staff to handle more cases
BASELINES AND BENCHMARKS	Verified income of participating families at start of assistance and at each annual recertification	July 1, 2008 staffing levels and staffing costs
DATA COLLECTION METRIC S AND PROTOCOLS	Computer database of each family's income at start of assistance compared to their income at each annual income recertification	Names, salaries and caseloads of all MTW Eligibility Workers
AUTHORIZATION CITED	Section C,11 for Public Housing and Section D(2)a for Section 8 in Attachment C of the Amended and Restated MTW Agreement	Section C,11 and D(2) of Attachment C of the Amended and Restated MTW Agreement
HARDSHIP POLICY	See Appendix A	See Appendix A

ACTIVITY NAME	Project Based Section 8	Elimination of 40% Rule
MTW INITIATIVE DESCRIPTION	Availability of additional units for Voucher holders	Elimination of barriers to greater housing choices
MTW SATUTORY OBJECTIVE	Increase Housing Choices	Increase Housing Choices
ANTICIPATED IMPACTS	The number of Section 8 Contracts in the City of Tulare of will stop declining	Reduce number of elderly and disabled families on MTW
BASELINES AND BENCHMARKS	Currently 386 contracts in the City of Tulare	Elderly/Disabled families renting units over 40% of income and how many choose Moving to Work
DATA COLLECTION METRIC S AND PROTOCOLS	Computer generated data of all Section 8 contracts in effect each year on July 1st in the census tracts located in the city limits of Tulare	Family income vs. rent amount at initial occupancy of unit and choosing the Moving to Work option
AUTHORIZATION CITED	Attachment D (1) e, of the Attachment C of the Amended and Restated MTW Agreement	Section C,11and D(2) of Attachment C of the Amended and Restated MTW Agreement
HARDSHIP POLICY	NA	This eliminates Hardship Requests

SECTION 8

SOURCES AND USES OF FUNDING

Enclosed are the budgets for our Section 8 and our Public Housing Programs, and our Capital Fund showing our proposed activities by development.

Also enclosed is a detailing of the combined sources and uses of funds projected for budget year 2010/2011 for the Public Housing and Section 8 Programs which are all included under the MTW Program. The charts attached show sources and uses for the Public Housing Program by AMP. None of these funds are used to operate a Central Office Cost Center.

The Housing Authority anticipates the continued need to work with local Non-Profit and Private developers as had been outlined in the Agency 2009-2010 Plan in order to advance the goals of providing additional affordable units throughout the county. With the loss of funds being felt by the local cities and the county, as well as shrinking redevelopment set-a-side funds from the downturn in the local economy, the HATC will be continuing to use program reserve funds to provide GAP financing to facilitate new developments or rehabilitate existing units for continued low income housing use. These funds will come from the Public Housing reserves, Capital Fund reserves, as well as the Section 8 Housing Choice Voucher program reserves. The funds will be made secured as loans to the HATC, and will be repaid through the project operations usually as residual receipts payments. We anticipate being able to use these funds in this manner through the Signing of an Attachment D to our MTW Contract which would allow the agency to blockgrant its funding and allow greater flexibility with that funding.

Also, if approved, the agency would use Section 8 Program reserve funding to lease additional vouchers to assist more families. The agency currently has approximately \$14,000,000 in Section 8 Program reserves. We are requesting that we be given the authority to use some of that money to help up to 150 more families. Because we have flat subsidy amounts for our voucher program we are more easily able to predict costs for our Section 8 Program. Our Current average HAP amount is \$400. If we were to add the additional families, once leased, the increased cost would be approximately \$820,000 annually including administrative fees. At that rate, we would anticipate that we could help the additional families for a minimum of five years. We would monitor the use of the funding during that time, and, if necessary, decrease the number if the money was being used at a more rapid rate than anticipated. Because we are limiting assistance to five years, we have a guaranteed turnover in program usage, and could reduce our number of families as needed by not issuing vouchers as families timed out. Therefore, if for some reason our MTW contract was not extended after its current term, we would be able to reduce the number of units we had under our Section 8 program back to the currently authorized number.

The baseline for this activity would be the 2872 vouchers currently authorized to this agency. We would begin lease up efforts as of July 1, 2010. The first families would

begin new contracts in approximately three months, and we would be filling our normal turnover contracts at the same time. Therefore, beginning in October 2010, we would work to increase our total number of families by an additional 10 contracts per month. At the end of June, 2011 we would anticipate that our program would have increased by 90 families to 2962, and would achieve the total 150 additional families by October 1, 2011.

The agency does not plan any disposition of units at this time.

The HATC has implemented HUD's Asset Management model as required using the HATC local enterprise fund as the COCC. None of the MTW funds are being used to subsidize the local fund as it has generated positive reserves from other non-HUD projects and anticipates doing so for this and future years.

The HATC plans to utilize the MTW Single Fund flexibility to help fund the predevelopment expenses that may arise when acquiring land and doing project feasibility work, and it will also work to help more families by increasing the number of vouchers currently authorized and issued to over lease the program by the additional 150 vouchers.

ARRA Funds are 100% encumbered and all work will be completed during the 2010/11 fiscal year.

Non-HUD Funding: The agency owns 450 units of farm labor housing financed through the U. S. Department of Agriculture through their 514/516 loan and grant programs. Funding for these projects amounts to revenues of \$1,907,148 and expenses of \$1,901,545. As shown in the 2009 Agency audit, the agency has revenues of \$1,268,460 which are charges for management of properties for other entities such as Kaweah Management Company, La Serena Development Corporation, and Plano Corporation. The funding for these projects remains in project specific accounts and management fees only pay for project overhead which consists of prorated agency administrative staff salaries and benefits.

Reserve balances are not included.

Operating Budget

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

OMB Approval No. 2577-0026 (exp. 10/31/2009)

See page four for Instructions and the Public reporting burden statement

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.: _____		b. Fiscal Year Ending 06/30/2011	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____	d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA/IHA Leased Rental Housing 04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA/IHA Leased Homeownership	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) HOUSING AUTHORITY OF TULARE COUNTY					
f. Address (city, State, zip code) 5140 WEST CYPRESS, PO BOX 701, VISALIA, CA					
g. ACC Number SF-190		h. PAS / LOCCS Project No. CA39-P030-70495		i. HUD Field Office SAN FRANCISCO	

j. No. of Dwelling Units 710	k. No. of Unit Months Available	l. No. of Projects 17
--	---------------------------------	---------------------------------

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 19 PUM (2)	<input checked="" type="checkbox"/> Estimates <input type="checkbox"/> or Actual Current Budget Yr. 19 2010 PUM (3)	Requested Budget Estimates			
				PHA/IHA Estimates		HUD Modifications		
				PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)	
Homebuyers Monthly Payments for								
010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserve						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)						
050	7716	Excess (or deficit) in Break-Even						
060	7790	Homebuyers Monthly Payments - Contra						
Operating Receipts								
070	3110	Dwelling Rental		349.08	349.25	2,975,636		
080	3120	Excess Utilities						
090	3190	Nondwelling Rental		.35	0.35	2,982		
100	Total	Rental Income (sum of lines 070, 080, and 090)		349.43	349.60	2,978,618		
110	3610	Interest on General Fund Investments		36.85	19.72	168,025		
120	3690	Other Income		44.0	33.90	288,881		
130	Total	Operating Income (sum of lines 100, 110, and 120)		430.28	403.23	3,435,524		
Operating Expenditures - Administration								
140	4110	Administrative Salaries		48.89	50.95	434,093		
150	4130	Legal Expense		1.63	1.63	13,888		
160	4140	Staff Training		1.17	1.17	10,000		
170	4150	Travel		1.20	1.20	10,224		
180	4170	Accounting Fees						
190	4171	Auditing Fees		.73	.73	6,220		
200	4190	Other Administrative Expenses		12.50	16.80	143,178		
210	Total	Administrative Expense (sum of line 140 thru line 200)		66.12	72.49	617,603		
Tenant Services								
220	4210	Salaries						
230	4220	Recreation, Publications and Other Services						
240	4230	Contract Costs, Training and Other						
250	Total	Tenant Services Expense (sum of lines 220, 230, and 240)						
Utilities								
260	4310	Water		24.24	26.66	227,175		
270	4320	Electricity		6.30	6.43	54,753		
280	4330	Gas		.53	.53	4,516		
290	4340	Fuel						
300	4350	Labor						
310	4390	Other utilities expense		25.99	25.99	221,435		
320	Total	Utilities Expense (sum of line 260 thru line 310)		57.06	59.61	507,879		

Name of PHA / IHA

Fiscal Year Ending

HOUSING AUTHORITY OF TULARE COUNTY

2010/2011

			Actuals Last Fiscal Yr. 19____ PUM (2)	<input checked="" type="checkbox"/> Estimates or Actual Current Budget Yr. 192010 PUM (3)	Requested Budget Estimates			
Line No.	Acct. No.	Description (1)			PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
Ordinary Maintenance and Operation								
330	4410	Labor		42.11	48.14	410,187		
340	4420	Materials		46.00	46.00	391,920		
350	4430	Contract Costs		68.78	68.84	586,510		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)		156.89	162.98	1,388,617		
Protective Services								
370	4460	Labor						
380	4470	Materials						
390	4480	Contract costs						
400	Total	Protective Services Expense (sum of lines 370 to 390)						
General Expense								
410	4510	Insurance		6.68	6.68	56,914		
420	4520	Payments in Lieu of Taxes		9.37	9.65	82,228		
430	4530	Terminal Leave Payments						
440	4540	Employee Benefit Contributions		40.27	44.0	374,933		
450	4570	Collection Losses		2.99	2.99	25,475		
460	4590	Other General Expense						
470	Total	General Expense (sum of lines 410 to 460)		59.31	63.33	539,550		
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)		339.38	358.41	3,053,649		
Rent for Leased Dwellings								
490	4710	Rents to Owners of Leased Dwellings						
500	Total	Operating Expense (sum of lines 480 and 490)		339.38	358.41	3,053,649		
Nonroutine Expenditures								
510	4610	Extraordinary Maintenance						
520	7520	Replacement of Nonexpendable Equipment		19.5	19.79	168,625		computer sof
530	7540	Property Betterments and Additions						
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)		19.5	19.79	168,625		
550	Total	Operating Expenditures (sum of lines 500 and 540)		358.88	378.20	3,222,274		
Prior Year Adjustments								
560	6010	Prior Year Adjustments Affecting Residual Receipts						
Other Expenditures:								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.						
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)		358.88	378.2	3,222,274		
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)		71.40	25.03	213,250		
HUD Contributions								
600	8010	Basic Annual Contribution Earned - Leased Projects-Current Year						
610	8011	Prior Year Adjustments - (Debit) Credit						
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)						
630	8020	Contributions Earned - Op. Sub - Cur. Yr.(before year-end adj)		181.71	130.44	1,111,369		
640		Mandatory PFS Adjustments (net)						
650		Other (specify)						
660		Other (specify)						
670		Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)						
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)		181.71	130.44	1,111,369		
690	Total	HUD Contributions (sum of lines 620 and 680)		181.71	130.44	1,111,369		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810		253.11	155.47	1,324,619		

Name of PHA / IHA	Fiscal Year Ending
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Operating Reserve		PHA/IHA Estimates	HUD Modifications
Part I - Maximum Operating Reserve - End of Current Budget Year			
740	2821 PHA / IHA-Leased Housing - Section 23 or 10(c) 50% of Line 480, column 5, form HUD-52564		

Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End			
780	Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date)		
790	Provision for Operating Reserve - Current Budget Year (check one) <input type="checkbox"/> Estimated for FYE <input type="checkbox"/> Actual for FYE		
800	Operating Reserve at End of Current Budget Year (check one) <input type="checkbox"/> Estimated for FYE <input type="checkbox"/> Actual for FYE		
810	Provision for Operating Reserve - Requested Budget Year Estimated for FYE Enter Amount from line 700		
820	Operating Reserve at End of Requested Budget Year Estimated for FYE (Sum of lines 800 and 810)		
830	Cash Reserve Requirement - _____ % of line 480		

Comments

PHA / IHA Approval

Name KEN KUGLER

Title EXECUTIVE DIRECTOR

Signature _____ Date 11/24/09

Field Office Approval

Name _____

Title _____

Signature _____ Date _____

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

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

Instructions for Preparing Form HUD-52564, Operating Budget

Separate Operating Budgets must be prepared for each separate Annual Contributions Contract (ACC). However, the supporting documentation can be combined for each Turnkey III project within an ACC, provided it clearly separates the cost by program and/or ACC number. Prepare all of the supporting documentation (Forms HUD-52573, HUD-52566 and HUD-52571) prior to finalizing the Operating Budget.

The headings for items a. through m. are self-explanatory.

Columns:

Column (2): Obtain actual P.U.M. amounts from the Statement(s) of Operating Receipts and Expenditures (Form HUD-52599) for the year preceding the current budget year.

Column (3): Include the actual (if available) or estimated PUM amounts for the current budget year.

Columns (4) and (5): Enter amounts on applicable lines from HUD Schedules and/or HA worksheets in column (5). After completing column (5) compute the P.U.M. amounts for Column (4) by dividing each figure in Column (5) by the No. of Unit Months of Availability, item k.

Columns (6) and (7): Leave blank. If HUD modifies the HA estimates as a condition for approval, HUD will complete these columns and return a copy to the HA.

Line Items

Lines 010 through 060 are specific to the Turnkey III Owned Homeownership Program. These lines correspond to accounts 7710 through 7790, see Accounting Handbook 7510.1.

Line 460: Use this line, if applicable, for showing estimated interest on Administrative and Sundry Loans.

Line 490: This line is specific to the Section 23, Leased Rental Program.

Line 560: Use this line, if applicable, only in connection with budget revisions.

Line 570: Use this line, if applicable, for such items as carry-overs of unabsorbed deficiencies in residual receipts from prior years.

Line 630: Operating Subsidy Eligibility for the requested year before year end adjustments.

Lines 640 to 660: Year end adjustments to be funded in the requested budget year.

Line 700: An estimated decrease cannot be more than the amount available in the operating reserve at the beginning of the requested budget year (line 800).

Special Instructions, Budget Revisions

Budget revisions must be approved by the end of the PHA fiscal year.

When using this form for budget revisions, the following additional instructions are applicable:

No changes are to be made to Column (2) or Column (3).

No changes are to be made in the amount for Operating Subsidy Eligibility before year end adjustments (Line 630, or in Part I - Maximum Operating Reserve-End of Current Budget Year.

Operating Reserves

Operating reserves are calculated by individual Annual Contributions Contract except that the operating reserves for Section 23 Leased Housing Projects, Turnkey III Homeownership Projects (HA Owned or Leased) must be separately calculated and reported by project.

Line 780: Enter amount as of the last previous fiscal year (year preceding current budget year).

Line 790:

a. Enter estimated amount, if original budget, or actual amount, if revised budget.

b. Enter negative balance in parentheses. (The negative balance may not exceed the amount on line 780.)

Line 800: Enter sum of lines 780 and 790.

Line 810:

a. Enter estimated amount.

b. Enter negative balance in parentheses. (The negative balance may not exceed the amount on line 800.)

Line 820: Enter sum of lines 800 and 810.

Line 830: Enter percent of routine operating expenses (or minimum dollar amount) currently used by HUD as a performance measure to evaluate the cash requirements and/or operating reserve adequacy.

Operating Budget

Summary of Budget Data and Justifications

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

OMB Approval No. 2577-0026 (Exp. 10/31/2009)

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

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

Name of Local Housing Authority	Locality	Fiscal Year Ending
HOUSING AUTHORITY OF TULARE COUNTY	TULARE COUNTY	JUNE 30, 2011

Operating Receipts

Dwelling Rental. Explain basis for estimate. For HUD-aided low-rent housing, other than Section 23 Leased housing, state amount of latest available total HA monthly rent roll, the number of dwelling units available for occupancy and the number accepted for the same month end. Cite HA policy revisions and economic and other factors which may result in a greater or lesser average monthly rent roll during the Requested Budget Year. For Section 23 Leased housing, state the number of units under lease, the PUM lease price, and whether or not the cost of utilities is included. If not included, explain method for payment at utility costs by HA and/or tenant.

Estimated Dwelling Rental by averaging ytd rental income at 1/31/09 (7 months) $\$349.08 \times 8520 = \$2,974,162.00$

Excess Utilities. (Not for Section 23 Leased housing.) Check appropriate spaces in item 1, and explain "Other". Under item 2, explain basis for determining excess utility consumption. For example, Gas; individual check meters at OH-100-1, proration of excess over allowances at OH-100-2, etc. Cite effective date of present utility allowances. Explain anticipated changes in allowances or other factors which will cause a significant change in the total amount of excess utility charges during the Requested Budget Year.

1. Utility Services Surcharged: Gas ☐ Electricity ☐ Other ☐ (Specify) _____
2. Comments

not applicable

Non-dwelling Rent. (Not for Section 23 Leased housing.) Complete Item 1, specifying each space rented, to whom, and the rental terms. For example: Community Building Space - Nursery School - \$50 per month, etc. Cite changes anticipated during the Requested Budget Year affecting estimated Non-dwelling Rental Income.

- | 1. | Space Rented | To Whom | Rental Terms |
|----|------------------|---------|--------------|
| | Community Center | Various | \$75.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
2. Comments

Interest on General Fund Investments. State the amount of present General Fund investment and the percentage of the General Fund it represents. Explain circumstances such as increased or decreased operating reserves, dwelling rent, operating expenditures, etc., which will affect estimated average monthly total investments in the Requested Budget Year. Explain basis for distribution of interest income between housing programs.

Estimated interest rate at 1%

Other Comments On Estimates of Operating Receipts. Give comments on all other significant sources of income which will present a clear understanding of the HA's prospective Operating Receipts situation during the Requested Budget Year. For Section 23 Leased housing explain basis for estimate of utility charges to tenants.

Capital Funds transfers of approx. \$257,563.44

Operating Expenditures

Summary of Staffing and Salary Data

Complete the summary below on the basis of information shown on form HUD-52566, Schedule of All Positions and Salaries, as follows:

- Column (1)** Enter the total number of positions designated with the corresponding account line symbol as shown in Column (1), form HUD-52566.
- Column (2)** Enter the number of equivalent full-time positions allocable to HUD-aided housing in management. For example: A HA has three "A-NT" positions allocable to such housing at the rate of 80%, 70%, and 50% respectively. Thus, the equivalent full-time positions is two. $(8/10 + 7/10 + 5/10)$.
- Column (3)** Enter the portion of total salary expense shown in Column (5) or Column (6), form HUD-52566, allocable to HUD-aided housing in management, other than Section 23 Leased housing.
- Column (4)** Enter the portion of total salary expense shown in Column (5) or Column (10), form HUD-52566, allocable to Section 23 Leased housing in management.
- Column (5)** Enter the portion of total salary expense shown in Column (5) or Column (7), form HUD-52566, allocable to Modernization programs (Comprehensive Improvement Assistance Program or Comprehensive Grant Program).
- Column (6)** Enter the portion of total salary expense shown in Column (5) or Column (9), form HUD-52566, allocable to Section 8 Programs.

Note: The number of equivalent full-time positions and the amount of salary expense for all positions designated "M" on form HUD-52566 must be equitably distributed to account lines **Ordinary Maintenance and Operation—Labor, Extraordinary Maintenance Work Projects, and Betterments and Additions Work Projects.**

Account Line	Total Number of Positions (1)	Equivalent Full-Time Positions (2)	HUD-Aided Management Program			
			Salary Expense			
			Management (3)	Section 23 Leased Housing Only (4)	Modernization Programs (5)	Section 8 Program (6)
Administration—Nontechnical Salaries ¹	19	19	184,843		102,225	
Administration—Technical Salaries ¹	4	4			93,694	
Ordinary Maintenance and Operation—Labor ¹	15	15			615,652	
Utilities—Labor ¹						
Other (Specify) (Legal, etc.) ¹						
Extraordinary Maintenance Work Projects ²						
Betterments and Additions Work Projects ²						

¹ Carry forward to the appropriate line on HUD-52564, the amount of salary expense shown in Column (3) on the corresponding line above. Carry forward to the appropriate line on HUD-52564 (Section 23 Leased Housing Budget), the amount of salary expense shown in Column (4) on the corresponding line above.

² The amount of salary expense distributed to Extraordinary Maintenance Work Projects and to Betterments and Additions Work Projects is to be included in the cost of each individual project to be performed by the HA Staff, as shown on form HUD-52567.

Specify all proposed new positions and all present positions to be abolished in the Requested Budget Year. Cite prior HUD concurrence in proposed staffing changes or present justification for such changes. Cite prior HUD concurrence in proposed salary increases for Administration Staff or give justification and pertinent comparability information. Cite effective date for current approved wage rates (form HUD-52158) and justify all deviations from these rates.

Travel, Publications, Membership Dues and Fees, Telephone and Telegraph, and Sundry. In addition to "Justification for Travel to Conventions and Meetings" shown on form HUD-52571, give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for these accounts in the Current Budget Year. Explain basis for allocation of each element of these expenses.

n/a

Utilities. Give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for each utility service in the Current Budget Year. Describe and state estimated cost of each element of "Other Utilities Expense."

estimating 5% increase on electricity, gas, water, and sewer

Ordinary Maintenance & Operation—Materials. Give an explanation of substantial Requested Budget Year estimated increases over the PUM rate of expenditures for materials in the Current Budget Year.

Ordinary Maintenance & Operation—Contract Costs. List each ordinary maintenance and operation service contracted for and give the estimated cost for each. Cite and justify new contract services proposed for the Requested Budget Year. Explain substantial Requested Budget Year increases over the PUM rate of expenditure for Contract Services in the Current Budget Year. If LHA has contract for maintenance of elevator cabs, give contract cost per cab.

Insurance. Give an explanation of substantial Requested Budget Year estimated increases in the PUM rate of expenditures for insurance over the Current Budget Year. Cite changes in coverage, premium rates, etc.

Employee Benefit Contributions. List all Employee Benefit plans participated in. Give justification for all plans to be instituted in the Requested Budget Year for which prior HUD concurrence has not been given.

Collection Losses. State the number of tenants accounts receivable to be written off and the number and total amount of all accounts receivable for both present and vacated tenants as of the month in which the estimate was computed.

Extraordinary Maintenance, Replacement of Equipment, and Betterments and Additions. Cite prior HUD approval or give justification for each nonroutine work project included in the Requested Budget and for those for future years which make up the estimate on form HUD-52570. Justifying information incorporated on or attached to form HUD-52567 need not be repeated here.

Contracts. List all contracts, other than those listed on page 3 of this form under Ordinary Maintenance & Operation (OMO). Cite the name of the contractor, type of contract, cost of contract, and contract period. Justification must be provided for all contract services proposed for the Requested Budget Year (RBY). Explain substantial RBY increases over the PUM rate of expenditure for these contracts in the Current Budget Year.

	A	B	C	D	E	F	G
1			Housing Authority of the County of Tulare				
2			Site Budgets				
3			July 1, 2010 to June 30, 2011				
4							
5	Prepared by: Dana Watson		CA030 000805 P	CA030 000810 P	CA030 000815 P	CA030 000817 P	
6	11/24/2009		Totals Low-Rent	DINUBA	TULARE	VISALIA	P'VILLE
7							
8	Family / Elderly			Family	Family	Family	Family
9	Scattered Site?						
10	Age						
11	Recently Renovated?						
12	Units		710	195	205	199	111
13	Unit months available		8520	2340	2460	2388	1332
14	Average Bedroom Size						
15	% Occupancy		67%	66%	69%	65%	65%
16	Unit Months Occupancy		5686	1551	1705	1561	869
17	Unit Months Mod Vacancies		0				
18							
19	REVENUE						
20							
21	Dwelling Rentals		\$2,975,636	\$857,155	\$854,053	\$789,659	\$474,769
22	Excess Utilities		\$0				
23	Non-dwelling Rentals		\$2,982	\$805	\$865	\$835	\$477
24	Non-Utility Subsidy		\$0				
25	Utility Subsidy		\$0				
26	Add-on Subsidies		\$0				
27	Proration (unfunded)		\$0				
28	Transfer from Capital Fund (1406)		\$0				
29	Transfer from Capital Fund (1408)		\$0				
30	Transfer from Central Office		\$0				
31	Investment Income		\$168,025	\$45,367	\$48,727	\$47,047	\$26,884
32	Operating Subsidy		\$0	\$0	\$0	\$0	\$0
33	Other Income		\$31,318	\$8,456	\$9,082	\$8,769	\$5,011
34	Total Revenue		\$3,177,961	\$911,783	\$912,727	\$846,310	\$507,141
35							
36	EXPENSES						
37							
38	Administrative Salaries		\$434,093	\$116,745	\$131,010	\$110,219	\$76,119
39	Benefits (26.45%)		\$169,468	\$48,215	\$49,515	\$42,855	\$28,883
40	Legal		\$13,888	\$3,750	\$4,028	\$3,889	\$2,221
41	Staff Training		\$10,000	\$2,700	\$2,900	\$2,800	\$1,600
42	Travel		\$10,224	\$2,760	\$2,965	\$2,863	\$1,636
43	Audit		\$6,220	\$1,680	\$1,802	\$1,743	\$995
44	Telephone		\$0	\$0	\$0	\$0	\$0
45	Computer Support		\$0	\$0	\$0	\$0	\$0
46	Management Fee		\$0				
47	Bookkeeping Fee		\$0	\$0	\$0	\$0	\$0
48	Office Rent		\$36,678	\$8,040	\$6,264	\$13,398	\$8,976
49	Administrative Other		\$106,500	\$29,232	\$30,757	\$29,857	\$16,854
50	Total Administrative		\$787,071	\$213,122	\$229,241	\$207,624	\$137,084
51							
52	Resident Services Salaries		\$0	\$0	\$0	\$0	\$0
53	Benefits (27%)		\$0	\$0	\$0	\$0	\$0
54	Resident Services Materials		\$0				
55	Resident Services Contracts		\$0	\$0	\$0	\$0	\$0
56	Total Tenant Services		\$0	\$0	\$0	\$0	\$0
57							
58	Gas		\$4,516	\$1,219	\$1,310	\$1,264	\$723
59	Electric		\$54,753	\$14,783	\$15,877	\$15,333	\$8,760
60	Water		\$227,175	\$61,337	\$65,881	\$63,609	\$36,348
61	Sewer		\$221,435	\$59,787	\$64,216	\$62,002	\$35,430
62	Other		\$0				
63	Total Utilities		\$507,879	\$137,126	\$147,284	\$142,208	\$81,261
64							
65	Maintenance Salaries		\$410,187	\$97,507	\$125,754	\$134,324	\$52,602
66	Benefits		\$205,465	\$49,809	\$65,694	\$62,496	\$27,466
67	Maintenance Materials		\$391,920	\$105,818	\$113,657	\$109,738	\$62,707
68	Maintenance Contracts		\$413,762	\$116,812	\$118,054	\$106,067	\$72,829
69	Maintenance Fees HVAC/Plumbing		\$15,722	\$4,245	\$4,559	\$4,402	\$2,516
70	Maintenance Service Fees Other		\$0	\$0	\$0	\$0	\$0
71	Trash Removal		\$157,026	\$37,610	\$47,388	\$53,613	\$18,415
72	Total Maintenance		\$1,594,082	\$411,801	\$475,106	\$470,640	\$236,535
73							
74	Security Labor		\$0				
75	Benefits (27%)		\$0				
76	Materials		\$0				
77	Contracts		\$0	\$0	\$0	\$0	\$0
78	Total Protective Services		\$0	\$0	\$0	\$0	\$0
79							
80	Insurance		\$56,914	\$15,632	\$16,433	\$15,952	\$8,898
81	PILOT		\$62,228	\$23,341	\$22,412	\$22,859	\$13,616
82	Bad Debt Expense		\$25,475	\$6,878	\$7,388	\$7,133	\$4,076
83	Extraordinary Maintenance		\$0	\$0	\$0	\$0	\$0
84	Prin and Interest - Energy Perf Contract		\$0	\$0	\$0	\$0	\$0
85	Total General Expenses		\$164,617	\$45,851	\$46,233	\$45,944	\$26,590
86							
87	Total Expenses, excl Asset						
88	Management		\$3,053,649	\$807,900	\$897,864	\$866,416	\$481,470
89							
90							
91	Asset Management		\$0	\$0	\$0	\$0	\$0
92							
93	Total Expenses		\$3,053,649	\$807,900	\$897,864	\$866,416	\$481,470
94							
95							
96							
97	Cash Flow from Operations		\$124,312	\$103,883	\$14,863	-\$20,106	\$25,671
98							

	A	B	C	D	E	F	G
1			Housing Authority of the County of Tulare				
2			Site Budgets				
3			July 1, 2010 to June 30, 2011				
4							
5	Prepared by: Dana Watson		CA030 000805 P	CA030 000810 P	CA030 000815 P	CA030 000817 P	
6	11/24/2009		Totals, Low-Rent	DINUBA	TULARE	VISALIA	PVILLE
7							
99							
100							
101			Administrative Salaries				
102	Site Manager		83,474	20,230	20,825	19,809	22,610
103	Management Aide		16,208		16,208	0	
104	Clerk #1		72,265	28,490	12,222	15,194	16,359
105	Clerk #2		8,036		7,609	427	
106	Clerk #3		12,147	5,335	6,612		
107	Receptionist		9,777			9,777	
108	Centralized Intake Specialist #1		0				
109	Centralized Intake Specialist #2		0				
110	Indirect Salaries		232,186	62,690	67,334	65,012	37,150
111							
112	Total Admin Salaries		434,093	116,745	131,010	110,219	76,119
113							
114	Total Per Unit Per Month		50.95	49.89	53.26	46.16	57.15
115							
116							
117			Benefits				
118	Administrative Benefits		85,161	25,452	25,066	19,249	15,394
119	Indirect Benefits		84,307	22,763	24,449	23,606	13,489
120	Labor Benefits		205,465	49,809	65,694	62,496	27,466
121			0				
122			0				
123			0				
124							
125			374,933	98,024	115,209	105,351	56,349
126							
127	Total Per Unit Per Month		44.01	41.89	46.83	44.12	42.30
128							
129							
130			Maintenance Salaries				
131	Maintenance Mechanic #1		0				
132	Maintenance Mechanic #2		0				
133	Maintenance Mechanic #3		0				
134	Maintenance Mechanic #4		0				
135	manuele		31,879			31,879	
136	yoshida		27,736			27,736	
137	menchaca		27,736			27,736	
138	Jimenez		26,377			26,377	
139	cervantes		20,596			20,596	
140	Melendez		28,552		28,552		
141	alfaro		24,581		24,581		
142	Rincon		32,677		32,677		
143	torres		24,581		24,581		
144	villigrah		15,363		15,363		
145	Weeks		35,078	35,078			
146	Ramirez		35,078	35,078			
147	Barragan		27,351	27,351			
148	Melo		28,129				28,129
149	Salazar		24,473				24,473
150	Part Time Maintenance Worker #2		0				
151	Part Time Maintenance Worker #3		0				
152	Part Time Maintenance Worker #4		0				
153	Part Time Maintenance Worker #5		0				
154	Total Maintenance Salaries		410,187	97,507	125,754	134,324	52,602
155							
156	Total Per Unit Per Month		189	41.67	51.12	56.25	39.49
157							
158				312,276	371,973	349,894	185,070
159							

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	T	U	V	W	X
1	CAPITAL IMPROVEMENTS FOR LOW RENT AS SUBMITTED				442000	443000	140210	140210															
2	BY AREA MANAGERS FOR FISCAL YEAR 2010-2011				145007	145006	146001	146002	146003	146004	146005	146006	146009	146011	146016	146019	146023	146024	146026				
3					materials	contract cost	Cap Fund 10	landscaping	Fencing	Kitchen	balloon	paint	carpettile	garage door	doors	drapes	AC/Coolers	appliances	concrete/drv	sliding	countertops	security light	
4																							
5	30.4																						
6	Interior Paint @ move outs (5)	5,500.00	-	1650	3,850.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
7	Linoleum replace as needed	1,000.00	-	-	-	1,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
9	Refrigerators (2)	900.00	-	-	-	900.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
10	Cooler - 30942 Rd 69	350.00	-	-	-	350.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11		7,750.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12	30-15																						
13	Interior paint @ move outs (10)	13,500.00	-	4,050.00	9,450.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
14	Interior paint (1)	1,350.00	-	405.00	945.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
15	Countertops (2)	2,400.00	-	-	-	2,400.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
16	Paint kitchen & Bath cabinet (1)	600.00	-	-	-	600.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
17	Refrigerators (2)	900.00	-	-	-	900.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
18	Ranges (1)	415.00	-	-	-	415.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
19	security lighting	5,500.00	-	-	-	5,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
20		0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
21		24,665.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
22	30-16																						
25	Interior paint @ moveouts (11)	13,750.00	-	4,125.00	9,625.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
26	Carpet @ moveouts (12)	13,200.00	-	-	-	13,200.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
27	Kitchen countertops (4)	4,800.00	-	-	-	4,800.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
29	CARPET	1,250.00	-	-	-	1,250.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
30	bathroom sink	300.00	-	-	-	300.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
32	Refrigerators (4)	1,800.00	-	-	-	1,800.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
33	Ranges (2)	830.00	-	-	-	830.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
34	Water Heater (2)	600.00	-	-	-	600.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
35		36,530.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
36																							
37	30-19																						
38	Interior paint @ Moveouts (12)	14,400.00	-	4,320.00	10,080.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
39	carpets @ Moveouts (8)	15,200.00	-	-	-	15,200.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
40	back patio	1,500.00	-	-	-	1,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
41	garage doors	700.00	-	-	-	700.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
42	cabinets & countertops	3,100.00	-	-	-	3,100.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
43	all cabinets	2,400.00	-	-	-	2,400.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
44	Interior paint existing (4)	4,800.00	-	-	-	4,800.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
45	exterior paint	2,500.00	-	-	-	2,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
46	driveway	2,500.00	-	-	-	2,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
47	carpets existing (4)	5,700.00	-	-	-	5,700.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
48	kitchen & master bath countertops	1,500.00	-	-	-	1,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
49	kitchen cabinets	1,200.00	-	-	-	1,200.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
50	kitchen countertops	1,200.00	-	-	-	1,200.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
51	shower doors and frames	600.00	-	600.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
52	Refrigerators (6)	2,700.00	-	-	-	2,700.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
53	Dishwashers (4)	800.00	-	-	-	800.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
54	Ranges (2)	830.00	-	-	-	830.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
56		61,630.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
57	OFFICE																						
60			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
61			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
62	TOTALS VISALIA				130,575.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

A		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	T	U	V	W	X
1	CAPITAL IMPROVEMENTS FOR LOW RENT AS SUBMITTED				442000	443000	140210		140210														
2	BY AREA MANAGERS FOR FISCAL YEAR 2010-2011				materials	contract cost	Cap Fund 10		landscaping	Fencing	Kitchen	bathroom	paint	carpentry	garage doors	doors	drapes	A/C/Coolers	appliances	concrete/driv	siding	counter tops	security light
3																							
63	30-10																						
64	Site Slewalk repair & replace	15,000.00	-	-	-	-	15,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
65	sprinkler system	5,000.00	-	-	-	-	5,000.00	-	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
66	Tree trimming	5,000.00	-	-	-	-	5,000.00	-	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
67	Range Hoods (10)	800.00	-	-	-	-	800.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
68	Refrigerators (8)	5,500.00	-	-	-	-	5,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
69	Refrigerators (8)	3,560.00	-	-	-	-	3,560.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
70	Interior Paint @ move outs (13)	12,500.00	-	-	-	-	12,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71	Refrigerators (8)	2,700.00	-	-	-	-	2,700.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
72	Refrigerator seats (10)	375.00	-	-	-	-	375.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
73	Door locks	500.00	-	-	-	-	500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
74	Carpets replace @ move out (6)	8,000.00	-	-	-	-	8,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
75	replace law & kitchen faucets (10)	500.00	-	-	-	-	500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
76	replace toilets (3)	400.00	-	-	-	-	400.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
77	A/C & Heating units (3)	15,000.00	-	-	-	-	15,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
78	security door	250.00	-	-	-	-	250.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
79	sprinkler system	5,000.00	-	-	-	-	5,000.00	-	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
80		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
81		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
82	30-12	80,085.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
83	SIDEWALK REPAIR & REPLACE	15,000.00	-	-	-	-	15,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
84	TREE TRIMMING	5,000.00	-	-	-	-	5,000.00	-	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
85	new planting - trees	5,000.00	-	-	-	-	5,000.00	-	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
86	RANGE HOODS (10)	800.00	-	-	-	-	800.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
87	Draperies	4,500.00	-	-	-	-	4,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
88	REFRIGERATORS (8)	3,560.00	-	-	-	-	3,560.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
89	INTERIOR PAINT (10)	11,500.00	-	-	-	-	11,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
90	Refrigerator seats (10)	350.00	-	-	-	-	350.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91	CARPET (8)	12,000.00	-	-	-	-	12,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
92	LAV & KITCHEN FAUCETS (5)	350.00	-	-	-	-	350.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
93	DOOR LOCKS	500.00	-	-	-	-	500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
94	Ranges (6)	2,700.00	-	-	-	-	2,700.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95	TOILETS (6)	400.00	-	-	-	-	400.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96	ac & heat units (2)	1,200.00	-	-	-	-	1,200.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97	GARAGE DOORS (2)	1,700.00	-	-	-	-	1,700.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
98	security doors (2)	250.00	-	-	-	-	250.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
99		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100		64,810.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
101	30-20	9,000.00	-	-	-	-	9,000.00	-	9,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
102	TREE TRIMMING	5,000.00	-	-	-	-	5,000.00	-	5,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
103	new trees	10,000.00	-	-	-	-	10,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
104	SIDEWALK REPAIR/REPLACE	800.00	-	-	-	-	800.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
105	RANGE HOODS (10)	3,560.00	-	-	-	-	3,560.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
106	REFRIGERATORS (8)	13,800.00	-	-	-	-	13,800.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
107	INTERIOR PAINT (12)	3,600.00	-	-	-	-	3,600.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
108	RANGES (8)	9,000.00	-	-	-	-	9,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
109	CARPETS (6)	500.00	-	-	-	-	500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
110	DOOR LOCKS	1,500.00	-	-	-	-	1,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
111	DISHWASHERS	500.00	-	-	-	-	500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
112	LAV & KITCHEN FAUCETS	1,000.00	-	-	-	-	1,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113	DISPOSALS (10)	18,000.00	-	-	-	-	18,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
114	CABINETS & COUNTERTOPS	400.00	-	-	-	-	400.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115	TOILETS	500.00	-	-	-	-	500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
116	KITCHEN SINKS (5)	24,000.00	-	-	-	-	24,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
117	A/C & HEATING UNITS (6)	2,550.00	-	-	-	-	2,550.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
118	GARAGE DOORS (3)	20,000.00	-	-	-	-	20,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
119	EXTERIOR PAINT (6)	7,000.00	-	-	-	-	7,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
120	exterior siding (6)	130,710.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
121		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
123		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
124		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

A		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	T	U	V	W	X
1	CAPITAL IMPROVEMENTS FOR LOW RENT AS SUBMITTED				442,000	443,000	140,210		140,210														
2	BY AREA MANAGERS FOR FISCAL YEAR 2010-2011				materials	contract cost	Cap Fund 10		landscaping	Fencing	Kitchen	bathroom	paint	carpet tile	garage doors	doors	drapes	AC/Coolers	appliances	concrete/div	siding	counter tops	security/light
3																							
126	30-21																						
127	TREE TRIMMING	6,000.00	-				6,000.00		6,000.00														
128	new trees	5,000.00	-				5,000.00		5,000.00														
129	SIDEWALK REPAIR & REPLACE	10,000.00	-				10,000.00		10,000.00														
130	TOILETS (3)	400.00	-				400.00		400.00														
131	RANGE HOODS (7)	550.00	-				550.00		550.00														
132	GRAPES	5,500.00	-				5,500.00		5,500.00														
133	REFRIGERATORS (8)	3,560.00	-				3,560.00		3,560.00														
134	CARPETS (6)	9,000.00	-				9,000.00		9,000.00														
135	INTERIOR PAINT (12)	13,800.00	-				13,800.00		13,800.00														
136	DOOR LOCKS	500.00	-				500.00		500.00														
137	DISHWASHER (5)	1,200.00	-				1,200.00		1,200.00														
138	LAV & KITCHEN FAUCETS	500.00	-				500.00		500.00														
139	CARPETS (6)	9,000.00	-				9,000.00		9,000.00														
140	DISPOSALS (10)	750.00	-				750.00		750.00														
141	CABINETS & COUNTERTOPS	12,000.00	-				12,000.00		12,000.00														
142	RANGES (8)	3,600.00	-				3,600.00		3,600.00														
143	KITCHEN SINKS (5)	500.00	-				500.00		500.00														
145	AC & HEATING UNITS (6)	24,000.00	-				24,000.00		24,000.00														
146	GARAGE DOORS (2)	1,700.00	-				1,700.00		1,700.00														
147	EXTERIOR PAINT (5)	16,000.00	-				16,000.00		16,000.00														
148	EXTERIOR SIDING (3)	20,000.00	-				20,000.00		20,000.00														
149		143,560.00	-																				
150	TULARE OFFICE		-																				
152	2 new vacuums	500.00	-				500.00		500.00														
153	SHREDDERS	750.00	-				750.00		750.00														
154	enclose 8x16 area for storage	20,000.00	-				20,000.00		20,000.00														
155	awning	1,000.00	-				1,000.00		1,000.00														
163	SHOP	-	-				-		-														
164	wash basin with hot/cold plumbing	3,000.00	-				3,000.00		3,000.00														
165	electric compressor	500.00	-				500.00		500.00														
167			-																				
168		25,750.00	-																				
169	TOTALS TULARE		-				44,915.00																
170			-																				
171	30-1		-																				
172	Refrigerators (5)	2,000.00	-				2,000.00		2,000.00														
173		0	-				-		-														
174		2,000.00	-				2,000.00		2,000.00														
175	30-2		-																				
176	Refrigerators (6)	2,000.00	-				2,000.00		2,000.00														
180		0	-				-		-														
181		2,000.00	-				2,000.00		2,000.00														
182	30-3		-																				
183	Refrigerators (6)	2,000.00	-				2,000.00		2,000.00														
184		0	-				-		-														
185		2,000.00	-				2,000.00		2,000.00														
186	30-5		-																				
187	Refrigerators (8)	3,200.00	-				3,200.00		3,200.00														
188		800.00	-				800.00		800.00														
189	Ranges (2)		-																				
189		4,000.00	-																				

CONSOLIDATED SOURCES AND USES OF MTW FUNDS		
FISCAL YEAR 2011		
REVENUES (SOURCES)		
Housing Choice Voucher Program HAP	\$18,346,593.00	
Housing Choice Voucher Program Admin Fees	\$1,875,108.00	
Public Housing Operating Fund	\$1,299,252.00	
Public Housing Capital Fund	\$1,451,808.00	
Rental Income	\$3,003,811.00	
Miscellaneous Income	\$446,380.00	
Investment Income	\$387,625.00	
TOTAL REVENUE		\$26,810,577.00
EXPENSE (USES)		
Administratration and General Expense	\$1,913,490.00	
Utilities	\$356,825.00	
Operations and Maintenance	\$4,548,778.00	
Housing Assistance Payments	\$18,346,593.00	
Development and Capital Projects	\$1,451,808.00	
TOTAL EXPENSE		\$26,617,494.00
OPERATING INCOME (LOSS)		\$193,083.00
Reserve (Drawdown)/Buildup		-\$3,900,000.00
NET INCOME/(LOSS)		

SECTION 9

ADMINISTRATIVE

Attached are the administrative documents required for submittal of the HATC MTW Plan. Those documents include the Board Resolution approving submission of the Plan as developed, verification that the necessary public hearings were held, Certification of a Drug-Free Workplace, Certification of Payments to Influence Federal Transactions, and Disclosure of Lobbying Activities.

As part of the administrative procedures for the MTW Plan, the HATC does not plan to do any specific evaluations or any other type of assessment with regard to the MTW program.

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

-oOo-

APPROVING THE ANNUAL)	
MOVING-TO-WORK)	
AGENCY PLAN)	RESOLUTION NO. 2010-04
CERTIFICATIONS OF)	
COMPLIANCE)	

-oOo-

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman, I approve the submission of the Annual Moving-to-Work Agency Plan for the PHA fiscal year beginning 7/1/2010, 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:

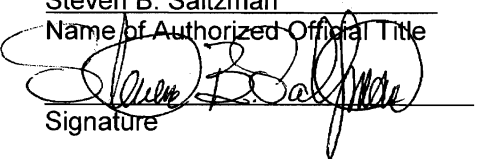
1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners in order to incorporate any public comments into the Annual MTW Plan;
3. 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.
4. The PHA will affirmatively further fair housing by examining their 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.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. 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.
7. 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.
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. 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.
10. 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.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.

13. 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.
14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
16. 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.).
17. 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.
18. 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.

Housing Authority of the County of Tulare
PHA Name

CA030
PHA Number/HA Code

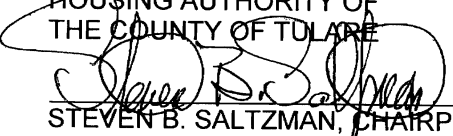
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729,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

Steven B. Saltzman
Name of Authorized Official Title

Signature

Chairperson
Title
2/24/10
Date

The foregoing resolution was adopted upon a motion presented by Commissioner Tietjens, and seconded by Commissioner Romero, at a regular meeting of the Board of Commissioners held on the 17th day of February 2010. Motion carried by the following vote:

AYES: Saltzman, Tietjens, Snyder, Ybarra, Romero, Shaw, Rodrigues
NAYES: None
ABSTAIN: None
ABSENT: None

HOUSING AUTHORITY OF
THE COUNTY OF TULARE

STEVEN B. SALTZMAN, CHAIRPERSON

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

December 28, 2009

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 the Capital Funding Program on Thursday, January 14, 2010 at 3:00 P.M. at the above address. The Housing Authority will discuss components of its MTW Plan, the Capital Funding Program spending priorities.

The discussion items will include a request to HUD to use reserve money to fund up to 150 additional Section 8 Vouchers and use reserve account funds for capital investments with Kaweah Management Company to develop additional low-income housing. The documents for discussion are 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, changes, or Capital Funding priorities. All comments received by the Housing Authority by February 5, 2010 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

**AVISO DE UN PERÍODO DE COMENTARIO PÚBLICO
AVISO DE AUDIENCIA PÚBLICA
LA AUTORIDAD DE VIVIENDAS DEL CONDADO DE TULARE**

Diciembre 28, 2009

La Autoridad de Viviendas del Condado de Tulare
5140 W Cypress Ave
Visalia, CA 93277
(559) 627-3700

La Autoridad de Viviendas del Condado de Tulare estará sosteniendo una audiencia pública con respecto a el Programa de Demostración, Moverse a Trabajar (MTW) el Jueves, 14 de Enero del 2010 a las 3:00 P.M., en la dirección anteriormente mencionada. La Autoridad de Viviendas discutirá componentes de él Plan de MTW, las prioridades de gastos el Programa de Fondos Capitales.

Los artículos de la discusión incluirán una petición a HUD para utilizar dinero de reserva para financiar hasta 150 Vales de la Sección 8 adicionales, y el uso de fondos de las cuentas de reserva para inversiones capitales con Kaweah Management Company para desarrollar alojamiento de bajo-ingreso. Los documentos que estarán en discusión están archivados en la oficina de la Autoridad de Viviendas del Condado de Tulare localizada en el 5140 W. Cypress Avenue, Visalia, CA y pueden ser examinados o pueden copiarse de 8:00 A.M. a las 5:00 P.M.

Cualquier individuo, grupo o agencia puede someter comentarios por escrito acerca de la enmendadura propuesta, los cambios, o Las prioridades de Fondos Capitales. Todos los comentarios recibidos por la Autoridad de Viviendas antes de Febrero 5, 2010 a las 5:00 P.M. serán considerados por la mesa de Comisionados de la Autoridad de Viviendas antes de autorizar el someter el plan de MTW y las prioridades de Fondos Capitales a HUD. Los Comentarios se pueden hacer durante la Audiencia, o los puede someter por escrito a:

La Autoridad de Viviendas del Condado de Tulare
Post Office Box 791
Visalia, CA 93279

**LA AUTORIDAD DE VIVIENDAS
DEL CONDADO DE TULARE**

Por: KEN KUGLER, Director Ejecutivo

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

HUCG-701-A

Certificate of Publication

cc: Gary

State Of California ss:
County of Tulare

Advertiser: HOUSING AUTHORITY OF TULARE CO
PO BOX 791
VISALIA, CA 93279

0000122623

NOTICE OF PUBLIC COMMENT PERIOD NOTICE OF PUBLIC HEARING

HOUSING AUTHORITY OF THE COUNTY OF
TULARE

December 28, 2009
Housing Authority of the County of Tulare
5140 West Cypress Avenue; Visalia, CA 93277
(559) 627-3700

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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
Publish: January 4, 2010 #122623

RE: NOTICE OF PUBLIC COMMENT PERIOD NOTICE

I, Susan Jones, 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 dates:

Newspaper:

Visalia Times-Delta

1/4/2010

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 4th day of January, 2010 in Visalia, California.

Susan E Jones
Declarant

Please Sign IN

Name

Address

WPV

Edna Wheeler

5207 W. Dorothea ave, Visalia

Oub Vibayphank ~~72~~ 1237 N BURKE CT

**MINUTES OF THE RESIDENT COUNCIL
HOUSING AUTHORITY OF THE COUNTY OF TULARE
THURSDAY, JANUARY 21, 2010**

Members Present:

Patsy Holland
Irene Rodriguez

Members Absent:

Georgie Baugh
Pam Shaw

Staff Present:

Dawn Sandoval, Human Resources Manager
Margaret Lowe, Deputy Executive Director
Ken Kugler, Executive Director

The minutes of the previous meeting were approved, as written.

Ms. Sandoval reviewed the scholarship program with the council for the benefit of the new members, where scholarships are offered to graduating seniors. Letters were sent out January 28th, and are due back by March 5th. Ms. Sandoval stated that Steve Saltzman from the Housing Authority board will be on the committee along with Manuel Cosio, an area manager who has been active in presenting the awards in the past. Dates for the review of the applications and for the interviews were set.

Ken Kugler reviewed the Capital Fund plan for the agency for the coming fiscal year (2010-2011). This money is a "Fair Share" non-competitive allocation from HUD for modernization and rehabilitation of our 710 public-housing units. This is for work which will begin on July 1, 2010. This coming year the agency is expecting a smaller amount than the \$1,400,000 we received for the current year. We also received almost \$2,000,000 in stimulus money this year. We have been busy trying to improve the units with "green" or energy efficiency work including new dual-pane windows, insulation under new roofing, etc. For next year we are planning to use some of the money for various items; such as finishing reroofing our complexes, appliances, more windows, driveways, fencing, landscaping and sprinklers, and handicapped accessibility. When asked about other suggestions, the council members mentioned some specific items in their individual units, but felt the money was being well spent. They particularly appreciated the new windows which had already been installed.

Ms. Lowe then brought up the Moving-to-Work (MTW) Agency Plan and the changes which were being proposed. She explained that the Agency is still implementing some of the changes from last year's approved plan, so there are

only two proposed items in this year's plan. The first item is a request to HUD to allow the Agency to use money currently held in the Section 8 Program reserve fund, which cannot currently be used for anything, to be used to assist additional families on the Section 8 Program. She explained that with the current funding, we are hoping to help an additional 150 families, but we would have to carefully monitor the use of that money to be sure we did not overspend. She also told the council that there are currently approximately 13,000 families on the Section 8 waiting list.

The only other change planned would be to be able to use otherwise unused funding in conjunction with our Non-profit agency, Kaweah Management Company to either purchase or develop other low-income housing throughout the County as opportunities present themselves.

There were no questions or suggested changes to the MTW Plan.

There was no old or new business discussed.

The meeting was adjourned at 3:55 P.M.

Respectfully submitted,

HOUSING AUTHORITY OF THE COUNTY OF TULARE

By Margaret Lowe
MARGARET LOWE
Deputy Executive Director

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the County of Tulare

Program/Activity Receiving Federal Grant Funding

Public Housing and Section 8 Housing Choice Vouchers

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

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

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

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

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

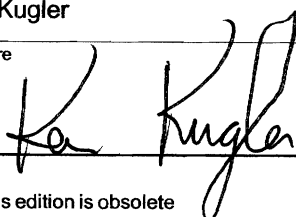
Name of Authorized Official

Ken Kugler

Title

Executive Director

Signature



Date (mm/dd/yyyy)

4/5/2010

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Housing Authority of the County of Tulare

Program/Activity Receiving Federal Grant Funding

Public Housing and Section 8 Housing Choice Vouchers

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Tulare County, California

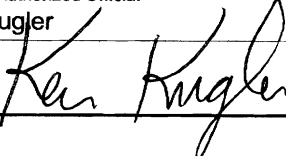
Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

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

Name of Authorized Official

Ken Kugler

Signature

X 

Title

Executive Director

Date

4/5/2010

form HUD-50070 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

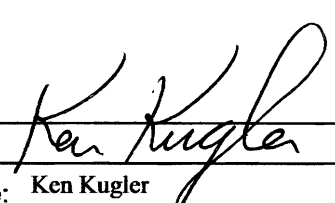
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

Approved by OMB

0348-0046

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the County of Tulare P.O. Box 791 Visalia, CA 93279 Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): <div style="text-align: center; font-size: 2em;">  </div>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Ken Kugler</u> Print Name: <u>Ken Kugler</u> Title: <u>Executive Director</u> Telephone No.: <u>559-627-3700 ext. 114</u> Date: <u>4/10/2010</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

APPENDIX A

MTW HARDSHIP POLICY

The Housing Authority recognizes that substantial, unforeseen hardships may arise, such that families cannot pay their full rent. In such cases, the families may apply to the Housing Authority for relief. Relief may consist of deferral of a portion of the rent. 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. 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 and the steps the family will take to work toward self-sufficiency. The contract will specify the amount by which the family's public housing program rent will be decreased, 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 wage earner(s) for a family become(s) permanently disabled, the family will be changed to a traditional income-based program with no time limit.

In cases where a CSET evaluation is not possible or productive, and where there are still possible wage earners, 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.

Five Year Time-Out Analysis as of 09/30/09	
Number of MtW Time-Outs	1262
Number of Hardships Requests	61
Percentage of Hardship Requests	5%
Number of Hardship Requests Approved	45
Number Who Applied Again After Time-Out	366
Number Housed Again	97

APPENDIX B

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 that 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.