

1.0	PHA Information PHA Name: <u>Housing Authority of the County of Kern</u> PHA Code: <u>CA008</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: <u>07/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>899</u> Number of HCV units: <u>3,510</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) N/A				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Mission of the Housing Authority of the County of Kern is to improve the quality of life for low-income residents in Kern County by providing safe, affordable housing and by assisting residents towards self-sufficiency and home ownership.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <u>Goals and Objectives – 2010 – 2014</u> Goal: Expand the supply of affordable housing in Kern County Objectives: <ol style="list-style-type: none"> 1. Complete the Baker Street Village public housing development, providing 37 units of affordable housing 2. Complete the rehabilitation and full occupancy of the Pinewood Glen Retirement Community, providing 99 units of affordable housing with services for seniors 3. Complete the Haven Cottages development to provide 23 units of supportive housing for homeless, mentally ill individuals 4. Complete the Residences at West Columbus development to provide 20 units of supportive housing for emancipated foster youth and 35 units of affordable housing for families 5. Continue to apply for additional Housing Choice Vouchers as they become available Goal: Improve the quality of assisted housing Objectives: <ol style="list-style-type: none"> 1. Maintain Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP) scores of at least 90% 2. Complete comprehensive modernization at the Plaza Towers & Annex developments 3. Complete exterior modernization at the USDA Shafter, Arvin & Lamont properties 4. Complete the exterior modernization of the Valle Vista, Homer Harrison and Parkview public housing developments Goal: Promote self-sufficiency and independence for families and individuals Objectives: <ol style="list-style-type: none"> 1. Establish a Housing Counseling program and obtain HUD certification 2. Expand the Family Self-Sufficiency programs for public housing residents and voucher holders 3. Enhance access to supportive services for senior and disabled populations 				

Goal: Fully utilize available housing resources

Objectives:

1. Utilize at least 97% of available funding for the Housing Choice Voucher, Shelter Plus Care and HOPWA programs
2. Maintain an overall occupancy rate of 98% for Authority owned or managed properties

Progress on Goals and Objectives for 2005-2009

The Housing Authority has achieved most of the goals established in the previous five year plan:

Goal/Objective	Progress
Apply for additional rental vouchers	135 vouchers obtained for FUP and VASH programs
Reduce public housing vacancies to 3% or less	The Housing Authority is maintaining a vacancy rate of less than 2%
Leverage private or other public funds to create additional housing opportunities	Since 2005, the Housing Authority has leveraged over \$45 million in private and other public funds for housing
Acquire or build units to obtain 150 additional units	Since 2005, the Authority has acquired or built 283 units
Expand the Section 8 Homeownership Program	Due to a significant increase in home prices through 2007 followed by a tightening of credit, the Section 8 Homeownership program has not been expanded
Attain a SEMAP score of at least 90%	The current SEMAP score is 100%
Maintain a RASS score of at least 80%	HUD has not measured the RASS in recent years
Maintain delinquent annual inspection rates of less than 2% in Public Housing & Section 8 programs	Delinquent annual inspection rates are less than 2% in the voucher program and 3% in Public Housing
Renovate or modernization Public Housing units	Since 2005, eight Public Housing developments have undergone modernization
Provide replacement Public Housing	The Greenfield Homes development provided four units of replacement public housing
Seek funding sources for deferred maintenance	In 2007, the Housing Authority closed a \$6M Capital Fund Financing loan to address deferred maintenance at four Public Housing sites
Provide voucher mobility counseling	Voucher mobility counseling is provided at briefings
Conduct outreach efforts to potential landlords	Utilizing a landlord liaison and other efforts, the # of landlords participating has increased
Utilize project-based Section 8 vouchers	Over 60 project-based vouchers have been utilized
Deconcentrate poverty by bringing higher income public housing households into lower income developments and promoting income mixing	The Housing Authority has utilized this strategy at the Adelante Vista development in Bakersfield
Provide public housing security improvements	Security cameras have been installed at two developments and the Authority continues to partner with local police to improve security
Increase the number of employed persons in assisted families	This data is currently not tracked.
Provide or attract supportive services to improve recipients' employability	Since 2005, supportive services for residents has been expanded with vocational training programs, paid work experience and construction training provided to residents
Provide or attract services to increase independence for the elderly or disabled	The Housing Authority has expanded services for the elderly and the Shelter Plus Care program in the past five years.
Undertake affirmative measures to ensure access, provide a suitable living environment and ensure accessible housing	Since 2005, the Authority has increased the number of fully accessible family units and increased the accessibility of the restrooms and common area amenities at the Plaza Towers development.
Achieve a utilization rate of 97% in the Section 8 Program	In 2009, the Authority utilized 100% of annual funding for the Section 8 program
Convert to project-based financial	All public housing developments have been converted to

	accounting for all public housing developments	project based accounting.
	Maintain a utilization rate of 98% for all tax credit developments	The average utilization rate for tax credit developments exceed 98% in 2009
	PHA Plan Update	
6.0	<p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Central Office Reception - Housing Authority of the County of Kern, 601 -24th Street, Bakersfield, CA 93301 Housing Authority website: www.kernha.org/home/agency_plan.htm 9 MacArthur Dr., Bakersfield, Kern, CA 93308 1104 S. Robinson St., Bakersfield, Kern, CA 93307 714 Smith St., Bakersfield, Kern, CA 93307 327 Dover Place, Delano, Kern, CA 93215 1910 Garces Hwy., Delano, Kern, CA 93215 106 – 11th St., McFarland, Kern, CA 93250 312 So. Austin St., Delano, Kern, CA 93215 701 Meyer St., Arvin, Kern, CA 93203 300 Terra Vista, Shafter, Kern, CA 93263 3015 Wilson Rd., Bakersfield, Kern, CA 93304</p>	
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The Housing Authority may use up to 50 additional project-based vouchers in the next five years in the greater Bakersfield area to increase the number of permanent affordable housing units. This is consistent with the Authority's goal to expand the supply of affordable housing in Kern County.</p>	
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See attachments.</p>	
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attached.</p>	
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attached.</p>	
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>The Housing Authority will continue to allocate \$466,720.44 per year for debt service to repay the Capital Fund Financing Program loan.</p>	
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>According to the County of Kern and City of Bakersfield Consolidated Plans, there are 15,134 households in the County of Kern and 5,324 households in the City of Bakersfield that are extremely low income or very low income and have a rent cost burden that exceeds 50% of their income. In addition, there are 28,885 non-homeless special needs households that need housing in Kern County with another 8,837 in the City of Bakersfield.</p> <p>There are currently 3,284 households on the Section 8 waiting list and 4,253 households on the Public Housing waiting list.</p>	

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The affordable housing needs in Bakersfield and Kern County far exceed the available resources provided by the federal government. The Housing Authority will continue to aggressively seek additional affordable housing resources to address this need as described in Section 5.2 above.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. Please see the response in Section 5.2 above.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Definition of “significant amendment” and “substantial deviation/modification”:</p> <ul style="list-style-type: none"> • Changes to the rent structure; • Changes to admissions policies or organization of the waiting list that may adversely impact applicants; • Additions of non-emergency work items (items not included in the current Annual Statement or Five-year Action Plan) under the Capital Fund; • Any change with regard to demolition or disposition, designation, or conversion activities.
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. Attached.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>